



310 40 Avenue SW
Calgary, Alberta

MLS # A2126890



\$2,199,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	3 Storey		
Size:	4,630 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Electric		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Low Maintenance Lan		

Heating:	Baseboard, Boiler, Combination, High Efficiency, In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Metal Frame, See Remarks, Stone, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s), Wired for Sound		
Inclusions:	Audio/Video/Lighting System/Equipment, Main floor wall mounted TV, Sprinkler System (AS-IS), Security System Hardware.		

OPEN HOUSE - Sat. Sept 21st from 2-4pm. A once-in-a-lifetime opportunity to own a truly one-of-a-kind custom Elbow Park home created by its long-time storied architect homeowner. This property has undergone an unbelievable transformation from the original two-story 1915 heritage home to an expanded, fully modernized three-story flood-resistant home of over 4,600 square feet completed in 2014. The perfect blend of modern functionality, luxury, and unmatched quality while also protecting classic architectural features. The concrete exterior wall main floor with raised entrance and mechanical room protects this home in the event of future Elbow River flooding while also providing a remarkable entrance and open entertaining space featuring heated concrete floors, distinguished iron railings, and the actual Tyndall stone used throughout the historic Banff Springs Hotel. There is an oversized attached double garage at the rear of the main floor, complete with a secure gated driveway. Moving up the stairs or the elevator, if you prefer, you'll be welcomed by a large, bright, and beautiful traditional living space with a second stone surround gas fireplace, restored original coffered ceilings, and commercial-grade windows throughout. The gorgeous kitchen has a large island with top-of-the-line appliances, all open to an ideal dining room and easily accessible to an amazing, heated sunroom with park views. Heading upstairs to the third floor, you'll find a convenient bedroom level, well-appointed laundry room in addition to three spacious bedrooms, including the primary retreat with a tranquil sitting area and a fully equipped ensuite with glass-enclosed shower, heated tile floors, and a walk-in closet with custom built-ins. This stunning home also comes complete with a new roof (2024), fully air-conditioned, a combination of high-efficiency forced air heating

and in-floor heat on the main floor, a home audio/entertainment system, and a situational multi-room programmable lighting system. Easily walkable to Elbow Park School, Edison Park simply across the street, and Stanley Park just across the river. Easy access to nearby amenities such as the Glencoe Club, Calgary Golf and Country Club, River Park, Sandy Beach, Elbow Park Community Association/Tennis courts, Britannia shopping center, and a short commute to downtown.