1967 40 Avenue SW

Calgary | Active | MLS® A2358427

$749,900









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2021**	**1,582.16 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

Nestled within the highly sought-after Altadore community in Southwest Calgary, this exceptional townhouse offers a rare combination of space and urban convenience. As part of a meticulously designed fourplex, this conventional condo spans three or more stories and 1582.16 square feet above grade, complemented by 617.3 square feet of finished basement living, providing ample room for both relaxation and entertainment. Boasting four bedrooms-three above grade and one below-alongside five total bathrooms including two ensuites one with both double vanity and soaking tub, this residence caters to families or those desiring extra space for guests or home office. An open floorplan flows seamlessly with a kitchen island, quartz countertops, and hardwood flooring, creating a welcoming atmosphere for everyday living. An upper level laundry room adds practicality, while the finished basement provides versatility with its wet bar, tile flooring, and additional bedroom. Enjoy outdoor living with a main level patio and a roof top patio! while the single detached garage provides secure parking for one vehicle, alongside a second parking space. Shopping, and schools-all within walking distance.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358427
Bedrooms	4
Bathrooms	5
Year Built	2021
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,582.16 sq. ft.
Main Level Finished Area:	629.47 sq. ft.

Upper Level Finished Area:	646.91 sq. ft.
Below Grade Finished Area:	617.3 sq. ft.
Condo Fee:	$325.00
Condo Fee Includes:	Insurance, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2021 (Age: 5)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	2210682
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Triplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Laminate, Tile

Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Altadore
Amenities:	Snow Removal
Appliances:	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Dining Room · 12'5" × 7'8" ·
Main Floor	Kitchen · 15'1" × 14' ·
Main Floor	Living Room · 13'4" × 10'5" ·
Upper Level	Bedroom · 10'11" × 10' ·
Upper Level	Bedroom - Primary · 12'5" × 10'10" ·
Upper Level	Bedroom · 13'2" × 9'4" ·
Upper Level	Office · 13'11" × 11'11" ·

Lower Level	Bedroom · 18'10" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Front Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1967-40-avenue-sw-calgary-a2358427/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.