340 40 Avenue SW

Calgary | Active | MLS® A2356673

$2,495,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1945**	**2,703 sq. ft.**

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Listed by Real Broker

A closer look

TIMELESS CHARACTER. EXTENSIVELY REBUILT. EXCEPTIONAL ELBOW PARK LOCATION. Set on a beautiful, tree-lined corner lot in East Elbow Park, this distinguished 1945 residence offers a compelling combination of architectural character, extensive reconstruction, and an established setting that simply cannot be replicated.

With its traditional 1½-storey architecture, mature surroundings, and prominent south west corner position, the home captures the enduring appeal of one of Calgary's most sought-after inner-city neighbourhoods. Its corner setting provides an enhanced sense of openness, natural light, and street presence.

Behind the timeless exterior lies a home that has been extensively rebuilt and thoughtfully renewed. The entire main floor and lower level have undergone comprehensive reconstruction, representing a substantial investment in the property's comfort, functionality, and longevity. From the completely redone kitchen, powder room and main floor spaces, to the rebuilt lower-level living spaces, three piece bath with steam shower, new laundry, and mechanical systems, the improvements extend well beyond cosmetic updates. The result is a beautifully revitalized residence that preserves the charm of its original architecture while delivering the comfort and convenience of modern living.

Offering 5 bedrooms, 4 bathrooms, and 3774 square feet of developed living space, the home provides a welcoming balance of character and contemporary functionality. Upstairs, the second level is flooded with natural light. The primary suite is a true retreat, with a reading and coffee nook made for slow mornings, a spa-like ensuite, and a walk-in closet. Three additional bedrooms and a four-piece main bath complete the level, giving family and guests space of their own.

The transformation continues outdoors, where newly completed landscaping, fence and irrigation system complement mature trees and private established grounds. The generous corner setting enhances the property's curb appeal, while a double detached garage provides everyday convenience.

Situated in the coveted eastern enclave of Elbow Park, the location offers an exceptional inner-city lifestyle. The Elbow River pathways, neighbourhood parks, and Elbow Park School are close at hand, while downtown Calgary and the amenities of neighbouring communities are just minutes away.

For buyers drawn to the character of an established home but hesitant to undertake extensive renovations, 340 40 Avenue SW presents a distinctive opportunity. The architectural charm, mature setting, and neighbourhood prestige remain, while the significant investment in rebuilding and modernizing the interior has already been made.

A home with history. A residence thoughtfully renewed. An address that never goes out of style.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2356673
Bedrooms	5
Bathrooms	4
Year Built	1945
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	1 and Half Storey
Total Living Area:	2,703 sq. ft.
Main Level Finished Area:	1,559 sq. ft.
Upper Level Finished Area:	1,144 sq. ft.
Below Grade Finished Area:	1,071 sq. ft.
Acreage:	No
Lot Area:	4,688 sq. ft.
Lot Frontage:	37'6"
Front Exposure:	South
Levels:	One and One Half
Total Rooms Above Grade:	9
Year built:	1945 (Age: 81)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0

Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	5584R
Heating:	High Efficiency, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Gas, Great Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Detached, Heated Garage, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Lower Level
City Quadrant:	Southwest
Community:	Elbow Park
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer

Inclusions:	n/a
Restrictions:	Restrictive Covenant
Main Floor	Breakfast Nook · 18'11" × 9'11" ·
Main Floor	Dining Room · 13'7" × 11'2" ·
Main Floor	Family Room · 12'7" × 11'4" ·
Main Floor	Kitchen · 15'4" × 12'7" ·
Main Floor	Living Room · 19' × 13'4" ·
Main Floor	Den · 13'2" × 8'4" ·
2nd Floor	Bedroom · 15'3" × 10'9" ·
2nd Floor	Bedroom · 13'7" × 10'11" ·
2nd Floor	Bedroom · 12'5" × 8'8" ·
2nd Floor	Bedroom - Primary · 21'4" × 17'2" ·
Lower Level	Bedroom · 13'4" × 12'11" ·
Lower Level	Game Room · 29'1" × 16'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Pantry, Separate Entrance, Walk-In Closet(s), Wired for Sound, Wood Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Corner Lot, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	Residential - Grade-Orien

Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/340-40-avenue-sw-calgary-a2356673/

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