

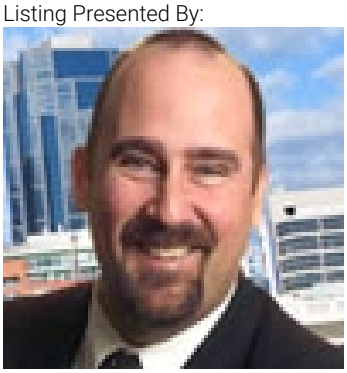
340 40 Avenue Calgary Alberta

$2,495,000

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 1 1/2 -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 ...

Bedroom 15.25 Ft x 10.75 Ft
Bedroom 10.92 Ft x 13.58 Ft
Bedroom 12.42 Ft x 8.67 Ft
Primary Bedroom 17.17 Ft x 21.33 Ft
4pc Bathroom Measurements not available
3pc Bathroom Measurements not available
Breakfast 18.92 Ft x 9.92 Ft
Dining room 13.58 Ft x 11.17 Ft
Family room 11.33 Ft x 12.58 Ft
Kitchen 15.33 Ft x 12.58 Ft

Listing Presented By:



Originally Listed by:
Real Broker

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4pc Bathroom Measurements not available

Bedroom 13.33 Ft x 12.92 Ft

Recreational, Games room 16.92 Ft x 29.08 Ft

Living room 13.33 Ft x 19.00 Ft

Den 13.17 Ft x 8.33 Ft

2pc Bathroom Measurements not available