



THE A-TEAM

RE/MAX FIRST

310 40 Avenue, Calgary T2S 0X4

MLS®#: A2126890

Area: Elbow Park

Listing Date: 05/28/24

List Price: \$2,199,000

Status: Active

County: Calgary

Change: -\$100k, 29-Oct

Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2014
Lot Information
Lot Sz Ar: 4,682 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 4,629
Low Sqft:
Ttl Sqft: 4,629

DOM

170
Layout
Beds: 3 (3)
Baths: 3.5 (3 1)
Style: 3 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:

Lot Feat:

Back Lane,Backs on to Park/Green Space,Front Yard,Low Maintenance Landscape,Landscaped,Private,Rectangular Lot

Park Feat:

Additional Parking,Alley Access,Double Garage Attached,Driveway,Electric Gate,Oversized,Rear Drive

Utilities and Features

Roof: Asphalt Shingle,Membrane
Heating: Baseboard,Boiler,Combination,High Efficiency,In Floor,Forced Air
Sewer:
Ext Feat: Private Yard

Construction: Brick,Concrete,Metal Frame,See Remarks,Stone,Wood Frame,Wood Siding

Flooring: Ceramic Tile,Concrete,Hardwood

Water Source:
Fnd/Bsmt: Poured Concrete,Slab

Kitchen Appl: Central Air Conditioner,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Warming Drawer,Washer/Dryer,Window Coverings,Wine Refrigerator

Int Feat: 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

Utilities:

Room Information

Room Level Dimensions
3pc Bathroom Main 7`10" x 5`2"
Living Room Main 24`4" x 27`9"
2pc Bathroom Second 7`5" x 4`6"
Family Room Second 28`10" x 28`7"

Room Level Dimensions
Foyer Main 14`0" x 10`7"
Furnace/Utility Room Main 15`4" x 14`0"
Dining Room Second 14`1" x 14`6"
Kitchen Second 29`3" x 14`10"

Sunroom/Solarium
5pc Ensuite bath
Bedroom
Bedroom - Primary

Second
Third
Third
Third

20`0" x 14`1"
13`9" x 12`6"
14`2" x 13`8"
15`1" x 24`11"

3pc Bathroom
Bedroom
Laundry
Walk-In Closet

Third
Third
Third
Third

5`10" x 8`4"
12`5" x 15`4"
8`11" x 4`9"
13`9" x 6`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

5584R

Remarks

Pub Rmks:

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.

Inclusions:
Property Listed By:

**Audio/Video/Lighting System/Equipment, Main floor wall mounted TV, Sprinkler System (AS-IS), Security System Hardware.
Property Solutions Real Estate Group Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













