

\$1,450,000 - 160 40 Avenue Sw, Calgary

MLS® #A2225433

\$1,450,000

4 Bedroom, 4.00 Bathroom, 2,250 sqft

Residential on 0.09 Acres

Parkhill, Calgary, Alberta

Discover a rare opportunity to own an architectural marvel in one of Calgary's most coveted inner-city enclaves – Parkhill. Perched high above Stanley Park on a premium corner lot with unobstructed western exposure, this extraordinary home offers panoramic views of the Elbow River Valley, majestic sunsets, and lush natural reserve right at your doorstep. From the moment you enter, you'll be captivated by the distinctive design and flood of natural light that pours through expansive windows in every direction – particularly in the kitchen and dining area, where sunlight drenches the space throughout the day. The open-concept main floor is thoughtfully laid out for entertaining, featuring 2 wood-burning fireplaces, spacious living room, and an updated kitchen with gas cooktop, new stainless-steel appliances, and west-facing patio access ideal for sunset gatherings. Upstairs, you'll find three generously sized bedrooms, including a stunning primary suite with uninterrupted mountain views, a spa-inspired 5-piece ensuite, and a luxurious soaker tub set against a backdrop of circular mosaic glass that offers both beauty and privacy. The fully finished basement provides exceptional flexibility, with a fourth large bedroom perfect for guests, a home gym, or a private office retreat. Recent improvements include: all-new flooring throughout including basement (2024), retaining wall (2023), hot water tank (2022), new fridge (2023), professionally refreshed



landscaping with underground sprinklers, and upgraded garage flooring with custom built-in storage solutions. Step outside and experience unmatched walkability – just minutes to Stanley Park, the Elbow River path system, the vibrant 4th Street Mission district, and Rideau Park School (K-9), one of Calgary’s most respected academic institutions. The nearby ridge offers an inspiring setting to play, stroll, or simply take in the beauty of nature, right in the heart of the city.

Built in 1986

Essential Information

MLS® #	A2225433
Price	\$1,450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,250
Acres	0.09
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	160 40 Avenue Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2V3

Amenities

Parking Spaces	5
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Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Landscaped, Rectangular Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	May 29th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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