

# \$1,299,999 - 707 Madison Avenue Sw, Calgary

MLS® #A2208020

**\$1,299,999**

4 Bedroom, 2.00 Bathroom, 1,217 sqft

Residential on 0.21 Acres

Britannia, Calgary, Alberta

Beautifully renovated 4-level split home with massive south-facing backyard! This 2,300+ living space has an open concept main floor with wood-beamed ceilings, in-floor kitchen heating, 5-burner gas range and second built-in oven. Ascend the open riser staircase to the upper level where those gorgeous wood-beam vaulted ceilings continue. Both bedrooms on this level are spacious and bright, one even has a charming wood-burning fireplace paying homage to the original character of the home! A stylish 5-piece bathroom with dual sinks completes this level. The lower level is home to 2 additional bedrooms and another chic bathroom for ultimate privacy and separation. Gather in the rec room in the finished basement and enjoy movies and games nights. The oversized 70' x 130' lot allows for a massive backyard retreat, surrounded by lilac bushes, and two apple trees.

Being within walking distance to wonderful schools, beautiful green spaces, diverse amenities, the stunning Stanley Park with its picturesque Elbow river views and access to the pathway system makes it a rare gem that you won't want to miss. The proximity to this fabulous Britannia community makes for a breeze commute and endless options to suit your family's active lifestyle. Don't miss this incredible opportunity to own a piece of paradise.

Built in 1956



## Essential Information

MLS® #	A2208020
Price	\$1,299,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,217
Acres	0.21
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	707 Madison Avenue Sw
Subdivision	Britannia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1K2

## Amenities

Parking Spaces	3
Parking	Additional Parking, Driveway, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Storage, Bar, Beamed Ceilings, Low Flow Plumbing Fixtures
Appliances	Built-In Oven, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning, Master Bedroom
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Fire Pit, Private Yard
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Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Many Trees, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	April 2nd, 2025
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Days on Market	38
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Zoning	R-CG
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## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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