

# \$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	Bar, Bathroom Rough-in, Beamed Ceilings, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Storage
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

**Exterior**

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

**Additional Information**

Date Listed             April 2nd, 2025  
Days on Market        31  
Zoning                   R-CG

**Listing Details**

Listing Office           Century 21 Bamber Realty LTD.

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