

\$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 | 32 |
|----------------|----|

| | |
|--------|------|
| Zoning | R-CG |
|--------|------|

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.