

# \$850,000 - 704 Imperial Way Sw, Calgary

MLS® #A2211761

## \$850,000

5 Bedroom, 3.00 Bathroom, 1,362 sqft  
Residential on 0.21 Acres

Britannia, Calgary, Alberta

Situated in the sought-after community of Britannia, this large 842sqm corner RCG lot features 5-bedrooms & offers over 2,600 sq ft of finished living space and sits on a massive fenced lot. The home features laminate flooring, pot lighting, and plush carpeting in the bedrooms. The kitchen is bright, equipped with stainless steel appliances, expansive granite countertops, ample cabinetry, and natural light pouring in through a skylight and numerous windows. The main floor includes a generous primary bedroom with dual large closets and a modern 3-piece ensuite, along with two additional bedrooms that can also serve as a home office or den, plus a 4-piece bathroom. The walkout basement expands your living space with two more bedrooms, a large family room, a kitchenette, laundry area, and another 3-piece bathroom. Outside, enjoy a raised deck, outdoor fireplace, and abundant space for entertaining or relaxing. Additional highlights include a large double garage and an oversized parking pad with room for RV parking. Ideally located near the Elbow River, scenic pathways, parks, schools, and just steps from Sunterra Market and all essential amenities, this location is truly unbeatable. Property is vacant and ready for quick possession.

Built in 1955

## Essential Information



MLS® #	A2211761
Price	\$850,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,362
Acres	0.21
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	704 Imperial Way Sw
Subdivision	Britannia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1N7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle

Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 3rd, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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