

# \$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

Stunningly renovated, 4-level split, home in a prime Britannia location with a massive south-facing backyard oasis! The open concept main floor is a beautiful retreat with grand vaulted, wood-beamed ceilings creating a modern chalet-like atmosphere. Full-height stone encases the fireplace in the living room, inviting you to sit back and relax while oversized windows stream in natural light. Culinary adventures are inspired in the gorgeous chef's dream kitchen with in-floor heating, high-end Fischer Paykel appliances including a 6-burner gas range and a second built-in oven, custom storage solutions and a large centre island with breakfast bar seating for at least 4.

The adjacent dining room features designer lighting and clear sightlines for unobstructed conversations, perfect for hosting larger events. 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. Being on an oversized 70' x 130' lot allows for a massive backyard retreat, impeccable for



soaking up the sunny south-facing sunshine or hosting casual barbeques on the expansive covered patio while kids and pets play in the grassy yard surrounded by lovely lilac bushes. Whether you're a first-time homebuyer, a growing family in need of more space, or looking to downsize, this property has it all - quality construction, incredible outdoor spaces, an unbeatable location. Being within walking distance to wonderful schools, beautiful green spaces, diverse amenities, and 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, Beamed Ceilings, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Storage, Bathroom Rough-in, 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, Master Bedroom, Wood Burning                                                                                                                |
| 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 | 8               |
| Zoning         | R-CG            |

### **Listing Details**

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

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