\$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

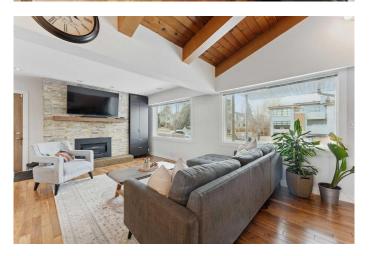
Britannia, Calgary, Alberta

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, Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings,

Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Storage,

Beamed Ceilings

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 21

Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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