

# \$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	22
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.