

\$1,675,000 - 707 Imperial Way Sw, Calgary

MLS® #A2114516

\$1,675,000

4 Bedroom, 4.00 Bathroom, 1,759 sqft

Residential on 0.21 Acres

Britannia, Calgary, Alberta

707 Imperial Way SW is a charming single-family home located in the highly desired community of Britannia. Completely gutted and renovated, the property boasts a modern and timeless exterior, along with all-new interior features including plumbing and electrical systems. A new triple car garage with 220-volt capability and an electric car charging station roughed-in adds to the convenience. Upon entry, you're greeted by a well-lit open floor plan, accentuated by 5 skylights and engineered hardwood flooring throughout the main floor. The living room features a stunning T60-inch linear gas fireplace, creating a cozy atmosphere. The chef's dream kitchen offers exquisite quartz countertops, a full stone backsplash, premium 6-Burner gas range, pot filler, farmhouse Silgranit sink, and a Jenn-air refrigerator with seamlessly integrated panels. Completing the kitchen are a beverage cooler and LED under cabinet and kick lighting. The office boasts custom desks with matte quartz desktops, vaulted ceilings with skylights, and Ethernet plug-ins at each desk. The powder room exudes style with a decorative wall-mount faucet on a black stone backsplash with custom Walnut inlays. The main primary bedroom features a custom built-in walk-in closet with LED underlighting and an en-suite designed for relaxation and luxury, including a soaker tub, steam shower, heated floors, and dual vanities. The second primary bedroom also offers sophistication with cabinet lighting



and heated floors. The basement features two bedrooms, a family room prepped for surround sound, a wet bar, a laundry area, custom linen closet, and a washroom with heated floors and body jets. Outside, the inviting backyard offers a serene oasis with beautifully landscaped greenery, cozy seating areas, and thoughtful outdoor lighting, perfect for relaxation and entertaining. Don't miss your chance to live on Imperial AVE!

Built in 1955

Essential Information

MLS® #	A2114516
Price	\$1,675,000
Sold Price	\$1,665,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,759
Acres	0.21
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	707 Imperial Way Sw
Subdivision	Britannia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1N6

Amenities

Parking Spaces	5
----------------	---

Parking	220 Volt Wiring, Covered, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Plug-In, Triple Garage Detached
---------	---

Interior

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sauna, See Remarks, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Wired for Sound
-------------------	---

Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, See Remarks, Washer/Dryer, Window Coverings, Wine Refrigerator
------------	---

Heating	Central, In Floor, Fireplace(s), Forced Air, Natural Gas
---------	--

Cooling	Central Air
---------	-------------

Fireplace	Yes
-----------	-----

# of Fireplaces	1
-----------------	---

Fireplaces	Blower Fan, Circulating, EPA Qualified Fireplace, Gas, Living Room, See Remarks
------------	---

Has Basement	Yes
--------------	-----

Basement	Separate/Exterior Entry, Finished, Full
----------	---

Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Other, Private Yard
-------------------	---

Lot Description	Back Lane, Irregular Lot, Reverse Pie Shaped Lot
-----------------	--

Roof	Asphalt Shingle
------	-----------------

Construction	Concrete, Mixed, Stucco
--------------	-------------------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	March 14th, 2024
-------------	------------------

Date Sold	April 16th, 2024
-----------	------------------

Days on Market	33
----------------	----

Zoning	R-C1
--------	------

HOA Fees	0.00
----------	------

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® 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.