

\$1,400,000 - 712 Madison Avenue Sw, Calgary

MLS® #A2114757

\$1,400,000

7 Bedroom, 3.00 Bathroom, 2,145 sqft

Residential on 0.21 Acres

Britannia, Calgary, Alberta

Where do I begin regarding this unique property located on Madison Ave in the community of Britannia? Let's start with the lot and the community, but if you stop reading because you think tearing down this home is your only option you should read on as there is much potential hidden within these walls that could go unnoticed at first glance. The 9084 sq.ft lot is 70 feet across by 130 feet deep with back alley access. The land slopes towards the back alley, allowing for a spacious garage without obstructing the peek-a-boo downtown city view. With its numerous parks, stylish stores, and central location, Britannia offers an exclusive living experience to build your future dream home. Looking for such a community but not ready to build? This charming 1 & 1/2 storey home is move-in ready! Over the past few years numerous updates have been completed. This includes the entire loft that has 2 bedrooms and a new 4 piece bathroom. The bright front entrance was renovated to include stowaway storage, and the fully developed basement has been cozied up making it desirable to retreat to. Approved plans are in place for a garage addition off the front, kitchen renovation and an expansion of the dining room/living room into the former hot tub area. This home should be viewed to be appreciated fully and to see everything it has to offer.

Built in 1955



Essential Information

MLS® #	A2114757
Price	\$1,400,000
Sold Price	\$1,400,000
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	2,145
Acres	0.21
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	712 Madison Avenue Sw
Subdivision	Britannia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S1K3

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Wood Windows
Appliances	Dishwasher, Dryer, Range, Refrigerator, Wall/Window Air Conditioner, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Decorative, Electric, Gas Starter, Wood Burning
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Fire Pit, Private Entrance, Private Yard, Storage
Lot Description Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden,
 Gentle Sloping, Street Lighting, Private, Rectangular Lot, See Remarks
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete, Slab

Additional Information

Date Listed March 14th, 2024
Date Sold April 2nd, 2024
Days on Market 19
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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