

\$1,750,000 - 4307 Anne Avenue Sw, Calgary

MLS® #A2178884

\$1,750,000

2 Bedroom, 3.00 Bathroom, 1,587 sqft

Residential on 0.17 Acres

Britannia, Calgary, Alberta

Welcome to this stunning bungalow nestled in the prestigious community of Britannia, Calgary. Combining timeless design with modern functionality, this home offers a lifestyle of comfort and elegance, with its vaulted ceilings and thoughtfully crafted living spaces.

The main floor is bright and welcoming, featuring a spacious kitchen with a cozy breakfast nook, perfect for casual mornings. The adjacent dining room provides a formal space for hosting dinner parties and family celebrations. The primary bedroom, located on this level, is a serene retreat with its own private balcony—an ideal spot to enjoy your morning coffee or unwind with evening sunsets.

The fully developed basement expands the home's living space with a large recreation room that can be customized to suit your needs, from a home theater to a games room or gym. Additionally, the basement offers a spacious bedroom for guests or family members, ample storage, and utility space.

Step outside to discover the beautifully landscaped backyard, an enchanting retreat that offers both privacy and tranquility. Perfect for gardening, entertaining, or simply relaxing, this outdoor space is a true highlight of the property.



Located in one of Calgary’s most sought-after neighborhoods, this home is within walking distance to Britannia Plaza, parks, schools, and top-tier amenities. Offering a perfect blend of convenience, style, and outdoor living, this property is an exceptional find.

Built in 1956

Essential Information

MLS® #	A2178884
Price	\$1,750,000
Sold Price	\$1,700,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,587
Acres	0.17
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4307 Anne Avenue Sw
Subdivision	Britannia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1M1

Amenities

Parking Spaces	3
Parking	Double Garage Attached, Driveway, Tandem

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Vaulted Ceiling(s)
Appliances	Built-In Oven, Garage Control(s), Window Coverings, Dishwasher, Gas Range, Microwave, Refrigerator, Range Hood
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Private Entrance, Private Yard, Garden, Lighting
Lot Description	Back Yard, City Lot, Front Yard, Garden, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2024
Date Sold	December 10th, 2024
Days on Market	25
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Masters
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