

# \$1,400,000 - 711 Madison Avenue Sw, Calgary

MLS® #A2214244

**\$1,400,000**

5 Bedroom, 4.00 Bathroom, 2,441 sqft

Residential on 0.21 Acres

Britannia, Calgary, Alberta

RARE FIND!! This property is a unicorn!!! Situated on a 9,100 ft.Â² flat lot in Britannia, this home offers tremendous potential to various different buyer profiles. Featuring 2,441 of above grade square feet, the large and functional layout would allow for a creative renovation that would meet todays market demands. Or use the 5 above grade bedrooms as is and live or rent â€œas isâ€• while the market continues to appreciate in one of Canadaâ€™s most prestigious communities. Consider acting fast though as there are only so many great building lots left in Britannia and none are offered at this value! Flat lot with south yard on Madison checks all the builder boxes! Call for more info or a private showing today!

Built in 1956

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214244    |
| Price          | \$1,400,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,441       |
| Acres          | 0.21        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 711 Madison Avenue Sw |
| Subdivision | Britannia             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 1K2               |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Front Drive |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Storage   |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 3  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard                           |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Wood Frame                                       |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 4                |

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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