

# \$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	1

Zoning

R-CG

Listing Details

Listing Office

RE/MAX First

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