

\$3,399,999 - 708 Madison Avenue Sw, Calgary

MLS® #A2197233

\$3,399,999

5 Bedroom, 6.00 Bathroom, 3,999 sqft
Residential on 0.21 Acres

Britannia, Calgary, Alberta

Nestled in the heart of Britannia, this stunning West Coast contemporary home offers the epitome of luxurious urban living. Boasting nearly 6000 SqFt of developed space on an oversized lot, this five-bedroom masterpiece features four bedrooms on the second level, each with its own ensuite bathroom, ensuring unparalleled comfort and functionality for families. A heated driveway and front walkway means no shoveling during the winter months! Head inside and be welcomed by the expansive open floorplan, highlighted by a chef's dream kitchen complete with imported European cabinetry, high-end Wolf and Miele appliances including a gas cooktop, espresso machine, built-in ovens, and multiple dishwashers. An entertainer's dream, the Control4 Home Automation System makes it easy to control music, lights, security, and more throughout the home. Enjoy seamless indoor-outdoor living with a large entertaining deck off the main floor dining room, a private South facing balcony with an outdoor fireplace, and an additional covered outdoor area off the lower level. The walkout basement offers a media room, games area, personal gym, and additional bedroom suite to ensure all your families needs are met. A detached dwelling at the back provides endless possibilities for an indoor golf simulator, large gym, indoor sports training, studio space, storage, and has potential to serve as a nanny suite or guest space. Step out your door and enjoy the easy access to Britannia Off Leash Park and Elbow



River pathways. Just minutes from downtown Calgary and surrounded by vibrant cafes, restaurants, and shops, this home is a rare blend of elegance and convenience in one of Calgary's most sought-after neighborhoods.

Built in 2014

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2197233 |
| Price | \$3,399,999 |
| Bedrooms | 5 |
| Bathrooms | 6.00 |
| Full Baths | 5 |
| Half Baths | 1 |
| Square Footage | 3,999 |
| Acres | 0.21 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 708 Madison Avenue Sw |
| Subdivision | Britannia |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2S 1K3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 4 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open |
|-------------------|---|

Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound, Central Vacuum, Recreation Facilities, Smart Home, Wired for Data

| | |
|-----------------|---|
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Bar Fridge, Freezer, Garburator, Other, See Remarks, Tankless Water Heater |
| Heating | In Floor, Fireplace(s), Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Electric, Gas, Living Room, Bath, Mixed, Outside |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Other, Private Yard, Lighting |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, See Remarks, Irregular Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Mixed, Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 24th, 2025 |
| Days on Market | 36 |
| Zoning | R-CG |

Listing Details

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

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