

# \$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, Front Drive, Garage Door Opener, Garage Faces Front  
# of Garages 2

### Interior

Interior Features Closet Organizers, Storage  
Appliances Built-In Oven, Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Electric Cooktop  
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  
Zoning R-CG

## Listing Details

Listing Office            RE/MAX First

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