

# \$3,199,999 - 708 Madison Avenue Sw, Calgary

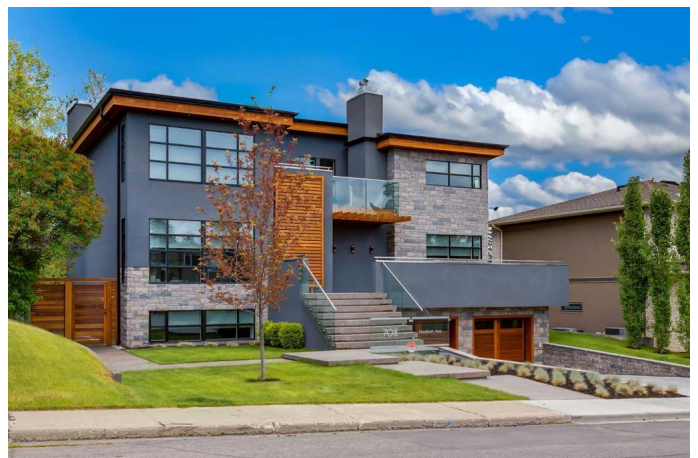
MLS® #A2197233

**\$3,199,999**

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	\$3,199,999
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, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking
-------------------	--------------------------------------------------------------------------------------------------------------------------------------------

	Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, See Remarks, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Other, Range Hood, Refrigerator, See Remarks, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bath, Electric, Gas, Living Room, Mixed, Outside
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

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

## Additional Information

Date Listed	March 24th, 2025
Days on Market	87
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.