



THE
A-TEAM

**RE/MAX
FIRST**

4312 BRITANNIA Drive, Calgary T2S 1J5

MLS®#: **A2150894** Area: **Britannia** Listing Date: **07/19/24** List Price: **\$2,399,000**
 Status: **Active** County: **Calgary** Change: **-\$96k, 26-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1956**
Lot Information
 Lot Sz Ar: **9,741 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,804**
 Low Sqft:
 Ttl Sqft: **1,804**

DOM

59
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Interior Lot,Landscaped,Many Trees,Private,Sloped**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Stone,Wood Frame,Wood Siding**
 Flooring: **Carpet,Concrete,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Refrigerator,Washer**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Pantry,Storage,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`0" x 12`0"	Dining Room	Main	13`0" x 13`0"
Living Room	Main	24`0" x 15`0"	Laundry	Basement	11`0" x 7`6"
Game Room	Basement	27`8" x 15`0"	Bedroom - Primary	Main	22`0" x 13`0"
Bedroom	Main	12`0" x 10`6"	Bedroom	Basement	11`6" x 10`0"
3pc Bathroom	Basement		4pc Bathroom	Main	
6pc Ensuite bath	Main		Den	Basement	12`6" x 11`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3700GO

Zoning:
R-C1

Remarks

Pub Rmks:

Beautifully nestled in one of Calgary's most prestigious neighbourhoods, this exceptional property is situated on the city's most affluent street. This well-maintained home boasts a generous 75'x125' NW facing lot and a meticulously landscaped Southeast rear yard. This is a true mid-century home and boasts a unique and absolute charming front door and original chime doorbell. Showcasing over 3,000 sq ft on both levels, you'll fall in love with the character this home presents with it's cozy brick surround wood burning fireplace, large picture windows, and sleek kitchen with Anigre high-gloss cabinets, pull out pantry features, raised breakfast bar, panelled Subzero refrigerator with two freezer drawers, Miele dishwasher, and Thermidor gas cooktop and built-in oven. The main floor offers a full bath and two bedrooms, including the master with a custom built-in wardrobe and 6pc ensuite with jetted tub, and Terrazzo wrapped tiles. As you descend the central staircase you are presented with a full bathroom, third bedroom, bright laundry room with sink, and a spacious den with built-in shelving. An expansive rec room showcases concrete floors, a faux brick surround fireplace, and wet bar. The Southeast exposed back yard is a gardeners delight with its rolling green, mature trees, and lush gardens. Located within walking distance to Britannia Plaza, the Calgary Gold & Country Club, the River pathway system, and is price at an exceptional value.

Inclusions:
Property Listed By:

**Appliances sold in AS-IS condition
RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123