



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4307 ANNE Avenue, Calgary T2S 1M1**

MLS®#: **A2178884**

Area: **Britannia**

Listing Date: **11/15/24**

List Price: **\$1,750,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1956**

Lot Information

Lot Sz Ar: **7,588 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,587**  
Low Sqft:  
Ttl Sqft: **1,587**

DOM

**7**

Layout

Beds: **2 (1 1 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Garden,Landscaped,Private,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **Garden,Lighting,Private Entrance,Private Yard**

Construction: **Brick**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`2" x 14`10"
Dining Room	Main	17`0" x 12`4"
Bedroom - Primary	Main	16`8" x 15`6"
4pc Ensuite bath	Main	12`3" x 9`1"
2pc Bathroom	Main	6`4" x 4`6"
Bedroom	Basement	16`3" x 9`9"
4pc Bathroom	Basement	9`4" x 7`4"

Room	Level	Dimensions
Kitchen	Main	14`10" x 11`6"
Breakfast Nook	Main	10`6" x 7`10"
Walk-In Closet	Main	6`8" x 4`7"
Foyer	Main	7`9" x 5`5"
Game Room	Basement	18`7" x 17`5"
Storage	Basement	4`1" x 3`9"
Furnace/Utility Room	Basement	7`11" x 6`8"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**2023GT**

Remarks

Pub Rmks: **Welcome to this stunning bungalow nestled in the prestigious community of Britannia, Calgary. Combining timeless design with modern functionality, this home offers a lifestyle of comfort and elegance, with its vaulted ceilings and thoughtfully crafted living spaces. The main floor is bright and welcoming, featuring a spacious kitchen with a cozy breakfast nook, perfect for casual mornings. The adjacent dining room provides a formal space for hosting dinner parties and family celebrations. The primary bedroom, located on this level, is a serene retreat with its own private balcony—an ideal spot to enjoy your morning coffee or unwind with evening sunsets. The fully developed basement expands the home's living space with a large recreation room that can be customized to suit your needs, from a home theater to a games room or gym. Additionally, the basement offers a spacious bedroom for guests or family members, ample storage, and utility space. Step outside to discover the beautifully landscaped backyard, an enchanting retreat that offers both privacy and tranquility. Perfect for gardening, entertaining, or simply relaxing, this outdoor space is a true highlight of the property. Located in one of Calgary's most sought-after neighborhoods, this home is within walking distance to Britannia Plaza, parks, schools, and top-tier amenities. Offering a perfect blend of convenience, style, and outdoor living, this property is an exceptional find.**

Inclusions: **Wall-mounted TV in Kitchen, Wall Mounted TV & Speaker in the basement**  
Property Listed By: **Century 21 Masters**

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







