



4512 BRITANNIA Drive, Calgary T2S1J6

MLS®#: **A2194159** Area: **Britannia** Listing Date: **03/02/25** List Price: **\$2,600,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1955** Abv Sqft: **1,546**
 Lot Information Low Sqft:
 Lot Sz Ar: **13,068 sqft** Ttl Sqft: **1,546**
 Lot Shape: **Frontage & Depth taken from front and west side of Pillar 9 info. Reference RPR for exact.**

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Fruit Trees/Shrub(s),Garden,Private,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Baseboard,Boiler** **Brick**
 Sewer: Flooring:
 Ext Feat: **Other,Private Yard** **Carpet,Ceramic Tile,Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Range,Microwave,Refrigerator**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`0" x 7`7"	Nook	Main	11`9" x 8`11"
Living Room	Main	20`0" x 13`0"	Dining Room	Main	11`1" x 9`5"
Bedroom - Primary	Main	13`0" x 11`0"	4pc Ensuite bath	Main	8`8" x 7`0"
Bedroom	Main	12`1" x 11`0"	Bedroom	Main	12`0" x 10`0"
4pc Bathroom	Main	7`0" x 4`11"	Sunroom/Solarium	Main	18`4" x 7`5"
Foyer	Main	9`1" x 5`8"	Family Room	Lower	27`10" x 12`10"
Den	Lower	12`3" x 9`11"	Game Room	Lower	29`10" x 10`9"

Cold Room/Cellar
3pc Bathroom

Lower
Lower

9`0" x 7`9"
8`7" x 6`11"

Furnace/Utility Room
Sunroom/Solarium
Legal/Tax/Financial

Lower
Main

20`1" x 11`8"
30`0" x 11`0"

Title:
Fee Simple
Legal Desc:

3700GO

Zoning:
R-CG

Remarks

Pub Rmks: **A rare and unparalleled opportunity to own a property on one of Britannia's most prestigious streets, just steps away from the Elbow River valley and access to Britannia Slopes park space. This first-time-to-market brick bungalow boasts 2,839 sq. ft. of total living space, featuring 3 bedrooms and 2.5 bathrooms, and is situated on a sprawling 0.30-acre lot surrounded by mature trees and lush perennials. With a south-facing backyard, this 95-foot frontage property offers a commanding presence on the street and is one of the few remaining prime build sites in Britannia. This is a once-in-a-generation chance to live and build on one of Calgary's most coveted streets, where prime locations like this rarely become available. Enjoy the best of inner-city living, with convenient access to Britannia Plaza's high-end shops and restaurants, the Glencoe Club, Calgary Golf & Country Club, and scenic river pathways leading to Sandy Beach and Riverdale Off-Leash Dog Park. Britannia is known for its quiet tree-lined streets, vibrant community, and proximity to downtown, making it an exceptional place for elevated family living. Don't miss this rare opportunity to secure your legacy in Britannia—opportunities like this don't come around often!**

Inclusions:
Property Listed By:

N/A
Calgary West Realty

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



