

# \$1,780,000 - 723 Madison Avenue Sw, Calgary

MLS® #A2228286

**\$1,780,000**

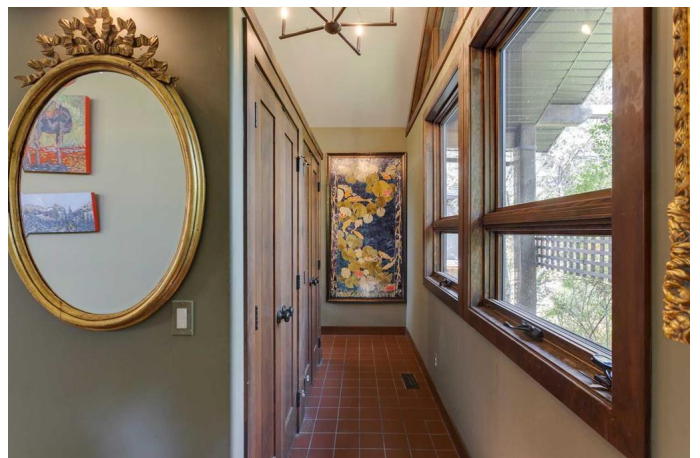
5 Bedroom, 2.00 Bathroom, 1,508 sqft  
Residential on 0.21 Acres

Britannia, Calgary, Alberta

Welcome to this distinctive Britannia home, thoughtfully designed by renowned architect Bud Wood, former Dean of the UBC Department of Architecture. Showcasing post-and-beam construction, this bungalow emphasizes natural light and striking angles throughout. Situated on a generous 9,261 sq ft lot, the home features a large deck and a private, sun-soaked south-facing backyard – perfect for relaxing or entertaining. Step inside to a spacious foyer that opens into a bright living room anchored by a gas-starter, wood-burning fireplace. The adjoining dining room, also with a fireplace, and the functional kitchen are filled with natural light and ideal for both everyday living and hosting. The main level offers three large bedrooms, while the fully developed lower level includes two additional spacious bedrooms and a massive family room – perfect for movie nights or gatherings. Currently, the single garage serves as a heated art studio and can easily be converted back to a garage if desired. This is an exceptional opportunity in the heart of Britannia, just steps from parks, the river, Britannia Shopping Centre, and minutes to downtown. Don't miss your chance to own this architecturally significant home in one of Calgary's most sought-after communities.

Built in 2008

## Essential Information



MLS® #	A2228286
Price	\$1,780,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,508
Acres	0.21
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	723 Madison Avenue Sw
Subdivision	Britannia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1K2

### Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached, See Remarks
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning, Dining Room, Mantle, Masonry
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Private Entrance
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Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	Calgary West Realty
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