

4312 Britannia Drive SW
Calgary, Alberta

MLS # A2150894



\$2,399,000

Division:	Britannia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,804 sq.ft.	Age:	1956 (68 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Oversized		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Interior Lot, Landscaped, Many Trees, Private,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Pantry, Storage, Wet Bar		

Inclusions: Appliances sold in AS-IS condition

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.