

**4512 Britannia Drive SW
Calgary, Alberta**

MLS # A2194159



\$2,600,000

Division:	Britannia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,546 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Private, See		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

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!