



GRASSROOTS
REALTY GROUP

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4235 Britannia Drive SW
Calgary, Alberta

MLS # A2261794



\$3,650,000

Division:	Britannia		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,185 sq.ft.	Age:	1955 (70 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Garden, Many Trees, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Cedar Shake
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, See Remarks, Soaking Tub

Inclusions: Hood Fan

This meticulously maintained ranch-style bungalow offers over 3,000 sq. ft. of living space, incredible downtown views from the entire back of the house, and an expansive 70 ft x 150 ft lot - a rare opportunity to own a ridge property in one of Calgary's most coveted inner-city communities. The main level features 3 spacious bedrooms and 2 bathrooms, while the fully developed basement includes an additional 3 bedrooms, offering ample space for family, guests, or a home office. Recent upgrades include a new hot water tank and furnace, with the roof replaced approximately 7 years ago, ensuring peace of mind for years to come. Enjoy breathtaking city skyline views from your private backyard, perfect for entertaining or relaxing in a tranquil setting. Located in the highly desirable Britannia neighbourhood, this property offers exceptional walkability to Sandy Beach, River Park, the Calgary Golf & Country Club, and the charming Britannia Plaza, home to boutique shops and restaurants. This is a truly rare opportunity to secure a ridge lot in one of Calgary's most prestigious areas - opportunities like this do not come often and will not last long!