

# \$1,650,000 - 4316 Anne Avenue Sw, Calgary

MLS® #A2200713

**\$1,650,000**

4 Bedroom, 3.00 Bathroom, 2,113 sqft  
Residential on 0.18 Acres

Britannia, Calgary, Alberta

Situated on one of Britannia's most sought-after streets, this beautiful 2,113 square foot home sits on an expansive oversized 7,962 sq. ft. lot (70'x114'), offering incredible potential to move in, renovate, or build your dream home. This 3+1 bedroom, 3 bathroom home blends character, comfort, and an unbeatable location. The curb appeal is immediately captivating with mature trees, lush gardens, and an exposed aggregate driveway leading to a carport and an attached single garage.

Inside, the warmth of hardwood flooring flows throughout, while oversized windows allow natural light to fill each space. The kitchen is a delight, featuring granite countertops, a large wraparound island with a breakfast bar, complimented by a prep sink for extra convenience. The dining room is truly a highlight, boasting vaulted ceilings and oversized south-facing windows that offer stunning views of the backyard. This bright and airy space opens directly onto a two-tiered deck, where a landscaped back yard creates a private outdoor retreat, perfect for entertaining or relaxing. The spacious living room features built-in bookshelves and an oversized bay window with bench seating, providing a cozy spot to unwind while enjoying backyard views. Two generous bedrooms, a full bathroom, and a storage room with backyard access complete the main level. Upstairs, the 513 square foot primary retreat offers a peaceful escape with a sitting area, a walk-in closet with



built-in organizers and a gas fireplace that adds warmth and charm. The spa-like ensuite is designed for relaxation, featuring a soaker tub and a standalone shower for ultimate comfort. The fully developed lower level provides additional living space with a large family and recreation room featuring a wood-burning fireplace with a brick surround. A fourth bedroom, a three-piece bathroom, and a laundry room with ample storage complete the lower level. Additional highlights include a single attached garage, and a carport. This exceptional home is ideally located within walking distance of Britannia Plaza, where boutique shopping, dining, and cafes offer everyday convenience. Parks, playgrounds, off-leash areas, and scenic walking paths are just minutes away. The proximity to River Park, the Glencoe Club, Mission, and downtown ensures that all the best amenities of the city are easily accessible. This property is being sold as-is, where-is.

Built in 1955

### **Essential Information**

MLS® #	A2200713
Price	\$1,650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,113
Acres	0.18
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address 4316 Anne Avenue Sw

Subdivision	Britannia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1L9

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached, Carport
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Granite Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Lawn, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	27
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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