

704 Imperial Way SW  
Calgary, Alberta

MLS # A2211761

\$850,000

Division:	Britannia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,362 sq.ft.	Age:	1955 (70 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Situated in the sought-after community of Britannia, this large 842sqm corner RCG lot features 5-bedrooms & offers over 2,600 sq ft of finished living space and sits on a massive fenced lot. The home features laminate flooring, pot lighting, and plush carpeting in the bedrooms. The kitchen is bright, equipped with stainless steel appliances, expansive granite countertops, ample cabinetry, and natural light pouring in through a skylight and numerous windows. The main floor includes a generous primary bedroom with dual large closets and a modern 3-piece ensuite, along with two additional bedrooms that can also serve as a home office or den, plus a 4-piece bathroom. The walkout basement expands your living space with two more bedrooms, a large family room, a kitchenette, laundry area, and another 3-piece bathroom. Outside, enjoy a raised deck, outdoor fireplace, and abundant space for entertaining or relaxing. Additional highlights include a large double garage and an oversized parking pad with room for RV parking. Ideally located near the Elbow River, scenic pathways, parks, schools, and just steps from Sunterra Market and all essential amenities, this location is truly unbeatable. Property is vacant and ready for quick possession.