

\$1,750,000 - 4407 Coronation Drive Sw, Calgary

MLS® #A2224105

\$1,750,000

5 Bedroom, 4.00 Bathroom, 2,505 sqft

Residential on 0.20 Acres

Britannia, Calgary, Alberta

A rare opportunity awaits in one of Calgary's most prestigious communities! An exceptional chance to own a 70' x 130' walkout lot with partial city views in the heart of Britannia. Whether you choose to renovate the existing home or build a custom residence from the ground up, this property offers unmatched potential. A revised 1980 caveat allows for relaxed front and side yard setbacks, enabling a wider and more architecturally ambitious design than typically permitted.

The existing bungalow offers 2,505 square feet on the main floor, where natural light floods through oversized windows. An impressive, oversized welcoming foyer sets the tone for the rest of the home, introducing spacious interiors designed for both comfort and functionality. The living room features a striking fireplace feature wall and flows effortlessly into the open dining area—an ideal layout for entertaining guests or hosting family gatherings.

The updated kitchen is equally inviting, complete with granite countertops, stainless steel appliances, modern cabinetry, and a wall of windows that create a seamless connection to the outdoors. A dedicated home office offers a quiet retreat for remote work or study, while a well-appointed main floor laundry room provides everyday convenience.

The main level also includes three generously sized bedrooms and 2.5 baths, including a private primary suite with a walk-in closet and



spacious ensuite. A second bedroom with its own ensuite adds flexibility for guests or multigenerational living.

Downstairs, the fully developed basement adds exceptional living space with a large recreation room, wet bar, two additional bright bedrooms, and a full bathroom—bringing the total to 5 bedrooms and 3.5 bathrooms in this home. An oversized, attached double garage provides ample room for parking and storage.

Located just steps from Sandy Beach, Britannia Plaza, parks, top-rated schools, and the downtown core, this property offers the perfect blend of lifestyle, location, and long-term opportunity!

Built in 1956

Essential Information

MLS® #	A2224105
Price	\$1,750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,505
Acres	0.20
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4407 Coronation Drive Sw
Subdivision	Britannia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1M3

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Storage, Wet Bar
Appliances	Dishwasher, Dryer, Electric Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Boiler, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle, Asphalt/Gravel
Construction	Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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