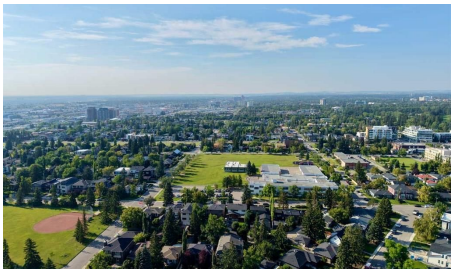
601 Madison Avenue SW

Calgary | Active | MLS® A2340061

$3,990,000









Bedrooms	Bathrooms	Year Built	Living area
6	**6**	**2026**	**4,495 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

Perfectly positioned on a private corner lot in the heart of one of Calgary's most coveted inner-city communities, this 57 x 121 ft elevated parcel enjoys a sunny south-facing backyard and comes with an approved development permit - ready for immediate execution.

This architecturally distinguished two-storey residence, complete with private elevator, marks the second luxury collaboration from an exceptional team: Timeless Developments, Smith Erickson, and Reverie Design - a partnership renowned for uncompromising craftsmanship and refined design sensibility.

Ideally situated moments from the scenic Elbow River pathways and Stanley Park, this address offers effortless access to the boutiques and dining of Britannia Plaza, along with proximity to some of the city's most highly regarded schools. It is a rare convergence of privacy, prestige, and walkable inner-city convenience.

For the discerning buyer seeking a true custom-built luxury home - one where every design detail can be curated to reflect your personal vision - this is an unparalleled opportunity to build something truly your own, in a setting few properties can rival.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340061
Bedrooms	6
Bathrooms	6
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	4,495 sq. ft.
Main Level Finished Area:	2,113 sq. ft.

Upper Level Finished Area:	2,382 sq. ft.
Below Grade Finished Area:	1,881 sq. ft.
Acreage:	No
Lot Area:	6,027 sq. ft.
Lot Frontage:	102'9½"
Lot Details:	31.33m x 26.87m x 36.32m x 14.56m
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2026 (Age: 0)
Bedrooms:	6 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	6.0 (Full:5, Half:1)
Num Ensuite Baths:	1
Plan:	6153AC
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	See Remarks
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	See Remarks

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Elboya
Appliances:	See Remarks
Inclusions:	appliance package to be determined by buyer and builder
Restrictions:	Restrictive Covenant
Main Floor	Pantry · 10'7" × 8' ·
Main Floor	Bedroom · 14'10" × 12'6" ·
Main Floor	Foyer · 24'6" × 12'6" ·
Main Floor	Kitchen · 24'6" × 17'2" ·
Main Floor	Dining Room · 17'2" × 16' ·
Main Floor	Great Room · 20'6" × 19' ·
Main Floor	Walk-In Closet · 8' × 5' ·
Upper Level	Bedroom · 12'6" × 12' ·
Upper Level	Walk-In Closet · 6'8" × 5' ·
Upper Level	Bedroom · 13'2" × 12' ·
Upper Level	Bedroom · 14'6" × 12' ·
Upper Level	Laundry · 9' × 7'6" ·
Upper Level	Loft · 20'6" × 19' ·

Upper Level	Walk-In Closet · 17'3" × 10'3" ·
Upper Level	Bedroom - Primary · 19'6" × 17' ·
Basement	Storage · 14'2" × 12'4" ·
Basement	Exercise Room · 16'8" × 13'8" ·
Basement	Game Room · 14'1" × 12'8" ·
Basement	Mud Room · 9'11" × 9' ·
Basement	Furnace/Utility Room · 17'9" × 7'2" ·
Basement	Living Room · 17'6" × 14'1" ·
Basement	Other · 19' × 18'2" ·
Basement	Walk-In Closet · 7' × 5' ·
Basement	Bedroom · 13'8" × 11'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Built-in Features, Kitchen Island, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar
Exterior Features:	Private Yard
Patio And Porch Features:	Patio, See Remarks
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Aug 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/601-madison-avenue-sw-calgary-a2340061/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.