



**GRASSROOTS**  
REALTY GROUP

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**2219 Halifax Crescent NW**  
**Calgary, Alberta**

**MLS # A2233489**



**\$980,000**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,436 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Enclosed, Garage Door Open		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator (white)

Welcome to this BEAUTIFULLY SPACIOUS BUNGALOW in the heart of BANFF TRAIL, set on an OVERSIZED 60 FT FRONTAGE LOT WITH AN IRREGULAR DEPTH OF 105 FT& 120 FT. Situated on a QUIET STREET and just ONE BLOCK FROM THE BANFF TRAIL LRT, this inner-city gem offers OVER 1,400 SQ FT ABOVE GRADE and a perfect blend of comfort and potential. Inside, you'll find a BRIGHT, OPEN LIVING SPACE with LARGE WINDOWS, a DEDICATED DINING AREA, and a WELL-LAID-OUT KITCHEN ready for your personal touch. Enjoy year-round comfort with CENTRAL AIR CONDITIONING. The main floor features THREE GENEROUSLY SIZED BEDROOMS and a STYLISH 5-PIECE BATHROOM WITH DUAL VANITY. The WALK-UP BASEMENT WITH SEPARATE ENTRANCE includes a FOURTH BEDROOM, FULL BATH, and FLEXIBLE SPACE FOR FUTURE DEVELOPMENT. Outside, enjoy a RARE OVERSIZED DOUBLE GARAGE WITH A DRIVE-THRU DESIGN—providing convenient access from both the front driveway and rear lane. Plus, the LONG FRONT DRIVEWAY can accommodate UP TO THREE ADDITIONAL VEHICLES. Just minutes from the UNIVERSITY OF CALGARY, TRANSIT, PARKS, and AMENITIES, this home offers SPACE, CHARACTER, and LONG-TERM POTENTIAL in a PRIME LOCATION!