



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**2328 Capitol Hill Crescent NW
Calgary, Alberta**

MLS # A2298319



\$869,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,370 sq.ft.	Age:	1953 (73 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Off Street, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, See Rema		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, Walk-In Closet(s)		

Inclusions: Call Seller Directly

Click brochure link for more details** Beautiful bungalow located in the highly desirable Banff Trail neighborhood, offering exceptional convenience and inner-city living. Situated on a quiet street with easy access to transit, this property is perfect for professionals, families, or investors looking for a prime NW Calgary location. Home Features • 4 Bedrooms • 3 Bathrooms • 1369 RMS sq ft and 2,584 sq ft developed living space • 6,000 sq ft lot • Double detached garage • Bright and functional layout • Beautiful backyard and garden The backyard is a standout feature of the home, with a lush garden full of raspberries, strawberries, and perennial flowers that bloom beautifully throughout the summer. It's a great space to relax, garden, or entertain. Great Location • Easy access to the Banff Trail LRT station and transit • Walking distance to the University of Calgary and Foothills Hospital • 7 minute drive to Foothills Hospital • 5 minute drive to the University of Calgary (about 7 minutes by LRT) Located in one of Calgary's most sought-after inner-city communities, this home offers quick access to transit, major routes, parks, and amenities.