



GRASSROOTS

REALTY GROUP

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**2747 Morley Trail NW
Calgary, Alberta**

MLS # A2319484



\$449,900

Division: Banff Trail

Lot Size: 0.09 Acre

Lot Feat: -

By Town: Calgary

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Unique build opportunity in the bustling inner-city community of Banff Trail. Why build a standard boring infill when you can build this fantastic 2,157 sqft. detached home featuring 4 bedroom and 4.5 baths, 3 being ensuites! An alternate build option would be to build 2 or 3 townhome units. Located minutes to C-train, University of Calgary, SAIT, and the Foothills and Children's Hospitals, this option could also be successful. This 3,810 sqft. lot comes with an approved Development Permit and plans for a beautiful single-family home with double attached garage. Save on demo and abatement costs as this lot is build-ready with everything you need to get started. Banff Trail is home to multiple green spaces, parks and walking trails including Confederation Park. You are close to multiple vibrant business and entertainment districts, eclectic restaurants, schools and shopping options. This is a great multifaceted build opportunity in a desirable NW inner city community.