



**2115 Halifax Crescent NW
Calgary, Alberta**

MLS # A2319603

\$799,000



Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	920 sq.ft.	Age:	1952 (74 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Detached, Garage Faces Rear, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Refrigerator and Electric Stove in the basement

ATTENTION BUILDERS, BUYERS & INVESTORS — PRIME INNER-CITY BANFF TRAIL OPPORTUNITY! This oversized 56' x 120' rectangular R-CG zoned lot with back alley access is in one of NW Calgary's most sought-after inner-city communities. Rezoning unlocks redevelopment potential for a duplex, or up to a 5-unit townhome — subject to City of Calgary approval. The well-maintained original bungalow delivers immediate income while you plan. The main floor offers 2 bedrooms and a full bathroom, with a separate entrance leading to a 2-bedroom, 1-bathroom illegal basement suite. Hold, rent, and build on your timeline. Located on a quiet crescent in the heart of Banff Trail, steps from Confederation Park, Banff Trail LRT station, and within easy walking distance to the University of Calgary, SAIT, and Foothills Medical Centre. Minutes to McMahon Stadium, Foothills Athletic Park, North Hills Shopping Centre, and just 7–10 minutes to Downtown Calgary. Opportunities like this — flat, rectangular, back-lane lot in a transit-connected inner-city community — don't last. Call your favourite Realtor to book your showing today!