



GRASSROOTS
REALTY GROUP

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3207 Castle Road NW
Calgary, Alberta

MLS # A2326685



\$899,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,070 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Front Drive, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Rectangular Lot, Sloped		

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

Inclusions: N/A

Prime R-CG development opportunity on a rare 52' x 120' oversized lot with back lane access in Banff Trail! Tucked away on a quiet street backing directly onto a strip of green space, this premium inner-city property offers limitless future potential. Location is unbeatable—steps from the U of C, McMahon Stadium, shopping, and transit with easy commute to downtown. The existing fully finished bungalow is completely liveable and currently tenant-occupied, making it the perfect turnkey holding property to generate steady rental income while drafting your development plans. Features a functional main floor with 2 bedrooms 3-piece bath, plus a separate-entrance lower level with a rec room, a 3rd bedroom and another 3-piece bath. The basement has a kitchennette but is not legally suited. Properties on this coveted street are rarely available. Don't miss out!