



GRASSROOTS
REALTY GROUP

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2511 Exshaw Road NW
Calgary, Alberta

MLS # A2335366



\$835,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,434 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Level, Treed		

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

Inclusions: Vacuuflo & all attachments, TV wall mount, Murphy bed, wardrobe next to Murphy Bed, wooden cupboard in basement bedroom, shelving in utility room, TV cabinet in basement, corner cupboard in basement, garage shelving & workbench and the floating shelving in basement rec room.

| Open House - Sunday August 2, 2:00 - 4:00pm | Live in the heart of Banff Trail, where mature trees, winding streets, nearby parks, and golf courses create a sense of calm that's increasingly rare this close to the city centre. It's a neighbourhood where you can slow down without giving up convenience. From your front door, you're within walking distance of the University of Calgary, Foothills Hospital, the LRT, multiple grocery stores, and an exceptional selection of schools. Spend an afternoon exploring Kensington just 10 minutes away, be downtown in 15 minutes, or head west for a weekend in the mountains with easy access to Calgary's major routes. Perfectly positioned on a unique lot at the corner of the rear alley, this property enjoys added privacy with only one direct neighbouring home. Rear lane access leads to a DOUBLE ATTACHED GARAGE, making parking effortless while providing plenty of room for storage, bikes, tools, and all the gear that comes with an active Calgary lifestyle. Inside, you'll find over 1,400 sq. ft. above grade, plus a FULLY DEVELOPED BASEMENT, offering flexible living spaces for growing families, hosting overnight guests, working from home, or simply spreading out and enjoying everyday life. Lovingly maintained over the years, this home offers the peace of mind that comes with quality updates already completed. Major improvements include NEW WINDOWS (2026), COMPLETE POLY B REPLACEMENT (2016), a NEW FURNACE & HUMIDIFIER (2023), NEW APPLIANCES (2023), along with many additional upgrades completed throughout the current owners' stewardship. This is the kind of home that simply feels good the moment you arrive; thoughtfully cared for, move-in ready, and perfectly positioned in one of Calgary's most established inner-city communities. Whether you're drawn to the outstanding schools, the

convenience of walking to work or transit, or the quiet charm of Banff Trail itself, this is a place where you can settle in, build a life, and enjoy everything this exceptional neighbourhood has to offer.