



GRASSROOTS
REALTY GROUP

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**2628 Capitol Hill Crescent NW
Calgary, Alberta**

MLS # A2338214



\$850,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,899 sq.ft.	Age:	1956 (70 yrs old)
Beds:	8	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Separate Entrance		

Inclusions: Refrigerator, hood fan, and electric stove in the lower-level kitchen

Welcome to this versatile property in the highly sought-after community of Banff Trail, offering an excellent opportunity for investors, owner-occupiers, and developers. Situated on a generous 59' x 120' lot with R-C2 zoning, this property offers rental potential together with future redevelopment opportunities, subject to City approvals. This unique four-level split home offers 8 bedrooms, 6 parking spaces, and approximately 2,476 sq. ft. of total living space, including approximately 1,899 sq. ft. of above-grade living space. The property features durable metal siding, offering a low-maintenance exterior with a clean, practical appearance. The main level features a bright and spacious living room, one bedroom, and an eat-in kitchen with plenty of cupboard space. The upper level offers a primary bedroom, two additional bedrooms, and a 4-piece full bathroom. Through a separation door off the main-level kitchen, the third level features a 3-piece bathroom with laundry, two additional bedrooms, and a second full-size kitchen (illegal). This above-grade level is included in the reported saleable/RMS area. The basement provides two additional bedrooms and a furnace room. The property is not currently fully rented. When fully rented, the house has the potential to generate approximately \$5,200 per month in rental income, while the 24' x 22' double detached garage is rented for \$300 per month, offering an attractive income-producing opportunity. The large backyard also includes a concrete trailer pad, while an additional concrete parking pad in the front yard provides excellent parking capacity. The location is exceptional, with walking distance to the University of Calgary, University LRT Station, and McMahon Stadium, as well as convenient access to schools, shopping, downtown Calgary, and the Trans-Canada Highway. Downtown is approximately a 10-minute drive away. Whether you are

looking for an income-producing investment, a spacious home with rental potential, or an R-C2 development opportunity, this property offers outstanding versatility and potential in one of Calgary's most desirable inner-city communities.