



GRASSROOTS
REALTY GROUP

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**2119 Halifax Crescent NW
Calgary, Alberta**

MLS # A2348639



\$834,900

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,048 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Asphalt, Double Garage Detached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Dry Bar, No Smoking Home		

Inclusions: Metal Storage Shed, Wooden Storage Shed

Calling all Builders, Buyers & Investors — Prime Inner-City Banff Trail Opportunity! This oversized 56.75' x 120' rectangular lot with back-alley access is in one of NW Calgary's most sought-after inner-city communities. The well-maintained original bungalow offers two bedrooms and one bathroom upstairs, and a demisable entrance leading to one bedroom and 3-piece bath down. Enjoy 1,048 square feet above grade with a bright living room, dedicated dining area and a kitchen with oversize windows. A standout feature is the double detached garage with front and rear overhead doors opening on to the laneway and driveway. An extra length driveway accommodates three vehicles, parking for five in total, a rare advantage in the inner city. A note for builders, power poles are on other side of the laneway. Located on a quiet crescent in the heart of Banff Trail, steps from Banff Trail LRT station, and within easy walking distance to the University of Calgary and SAIT, and just minutes to Foothills Hospital. A lot with potential like this in a transit-connected inner-city community — don't last. Banff Trail living at it’s best!