



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**2208 Capitol Hill Crescent NW
Calgary, Alberta**

MLS # A2351727



\$829,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,378 sq.ft.	Age:	1953 (73 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry, Quartz Counters		

Inclusions: Appliances in Basement: Microwave, Refrigerator, washer/dryer, electric range, range hood

Open House Oct. 11 (12:30-4:00 pm). An excellent opportunity for homebuyers, investors, and builders! This beautiful, well-maintained bungalow in desirable Banff Trail offers 5 bedrooms, 3 full bathrooms, and approximately 2,800 sq. ft. of total living space. The LEGAL basement suite provides an excellent opportunity to generate rental income and help offset mortgage payments. A spacious backyard with rear lane access adds to the property's appeal and offers potential for future redevelopment. The main floor features a slate-tiled entrance, hardwood flooring, three bedrooms, and a welcoming living room. The open-concept kitchen and dining area features corner windows, quartz countertops, an island with a breakfast bar, and ample cabinet space. A rare find in a bungalow of this style, the primary bedroom includes an ensuite and a spacious walk-in closet. An additional four-piece bathroom features a brand-new sink and toilet. A separate rear entrance leads to the legal basement suite, featuring vinyl plank flooring, two spacious bedrooms, a full bathroom, a kitchen, a family room, a flex room, and a convenient den. The large laundry room features new vinyl tile flooring, and the hot water tank was replaced in late 2021. Located approximately 500 metres from Banff Trail CTrain Station and within walking distance of the University of Calgary, this home offers excellent connectivity, with SAIT just two CTrain stops away. Convenient access to Foothills Medical Centre, Highways 1 and 1A, parks, and amenities further enhances its appeal.