

# \$838,000 - 2111 Halifax Crescent Nw, Calgary

MLS® #A2211175

**\$838,000**

4 Bedroom, 2.00 Bathroom, 1,177 sqft

Residential on 0.16 Acres

Banff Trail, Calgary, Alberta

Considered as one of the more affordable inner city lots for its location, this flat rectangular lot measured over 56'x120' is primed for redevelopment. With the recent blanket rezoning, this oversized lot is a great candidate for redevelopment of up to 5 units townhome plus 5 legal basement suites with the City approval. The property is located on a quiet road in one of the most sought after communities of Banff Trail. Close and perhaps even walkable distance to the U of C, SAIT, Foothills Medical Centre, McMahon Stadium, Foothills Athletic Park, and North Hills shopping mall. Only 5-7 minutes drive to Downtown.

The home is dated but it's still rentable if you're considering holding the property while planning for redevelopment. 2 bedrooms up bungalow and a separate illegal 2 bedrooms down. Motivated sellers so please contact your realtor to book a viewing today.

Built in 1952

## Essential Information

MLS® #	A2211175
Price	\$838,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,177



Acres	0.16
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2111 Halifax Crescent Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4C8

### Amenities

Parking Spaces	1
Parking	Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Back Lane, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 13th, 2025
Days on Market	154
Zoning	R-CG

## **Listing Details**

Listing Office	Real Estate Professionals Inc.
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