

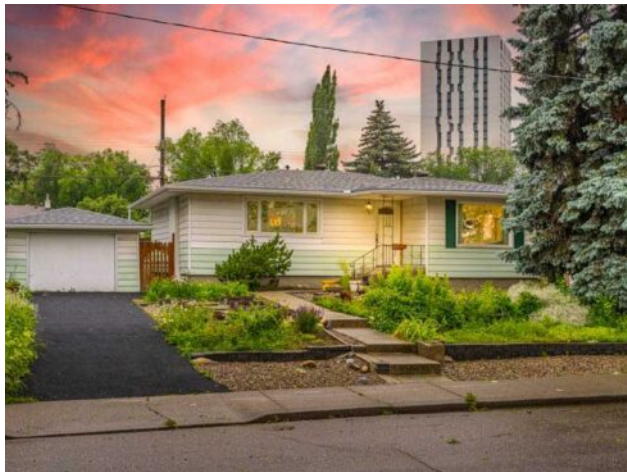


GRASSROOTS
REALTY GROUP

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2211 Halifax Crescent NW
Calgary, Alberta

MLS # A2242702



\$880,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Banff Trail | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,014 sq.ft. | Age: | 1952 (73 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached, Garage Door Opener, Garage Faces Front, Garage | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Landscaped | | |

| | |
|--------------------|---------------------------------------|
| Heating: | Forced Air, Natural Gas |
| Floors: | Ceramic Tile, Hardwood, Laminate |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full, Suite |
| Exterior: | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation: | Poured Concrete |
| Features: | Tankless Hot Water, Vinyl Windows |

| | |
|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: Basement Refrigerator, Basement Electric Stove

Charming Banff Trail Bungalow with Incredible Opportunities Await! This exceptional bungalow nestled in the highly sought after community of Banff Trail, offers some amazing opportunities in one remarkable property. Located just minutes from the University of Calgary and downtown, this home places you in the heart of convenience with great schools, parks, and shopping all within reach. The cherry on top? A short, pleasant walk connects you directly to the C-Train, making your daily commute effortless. This home is move in ready and has been lovingly maintained and thoughtfully updated throughout the years, offering you the rare opportunity to simply move in and start creating memories from day one. The main level welcomes you with a spacious living room that flows seamlessly into the dining area, perfect for both intimate family dinners and entertaining guests. The kitchen is a true highlight, featuring abundant prep space. Even the most mundane household tasks become more pleasant here, imagine doing dishes while gazing out the large windows that frame beautiful views of your private backyard. The main level thoughtfully accommodates your lifestyle with one full bathroom and two generously sized bedrooms. These versatile spaces adapt perfectly to your needs, whether you're housing a growing family, need a dedicated home office, or welcoming overnight guests. The basement reveals another exciting opportunity that savvy buyers will immediately recognize. Currently housing a suite that, with some strategic improvements and City approvals, could be transformed into a legal rental unit generating substantial additional income. Picture the mortgage helping potential once this space meets legal standards, it's like having a built in investment property that works for you every month. This opportunity alone could significantly offset your carrying

costs while building long term wealth. Parking and storage concerns become a thing of the past with not one, but two detached garages. The oversized double detached garage comes equipped with heating, ensuring year round comfort whether you're working on projects, storing vehicles, or simply organizing your belongings. The additional single detached garage provides even more versatility for storage, workshops, or seasonal items. Despite these substantial outbuildings, the property still offers impressive yard space, giving you room to breathe, play, and enjoy outdoor living. For the visionary buyer, this property presents perhaps its most exciting opportunity, the chance to dream big and build your custom home on this amazing lot. The generous lot size and prime Banff Trail location create the perfect canvas for architectural dreams. Imagine designing and constructing your ideal family home in this established, mature neighbourhood. This isn't just a real estate transaction, it's your gateway to multiple pathways forward.