



GRASSROOTS
REALTY GROUP

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2140 Halifax Crescent NW
Calgary, Alberta

MLS # A2244819



\$1,149,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,300 sq.ft.	Age:	1954 (71 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Off Street, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Irregular Lot, Open		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: -

Attention Developers & Investors! Prime 66' x 128' R-CG CORNER lot in the heart of Banff Trail—ideal for townhomes or multi-family. This rare street-end parcel features a well-kept 5-bed, 3-bath bungalow with nearly 2,500 sq ft of developed space, single detached garage, and large deck. Hold, rent, or redevelop—options abound! Located steps from U of C, Foothills Hospital, French Immersion schools, Market Mall, LRT, and McMahon Stadium. A standout opportunity in a thriving inner-city community with major redevelopment momentum.