



GRASSROOTS
REALTY GROUP

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2108 Halifax Crescent NW
Calgary, Alberta

MLS # A2265276



\$799,900

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,062 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Pantry, Storage		

Inclusions: All Existing Appliances in "As Is" Condition

ATTENTION BUILDERS!! Huge 56 x 120 lot on a quiet street in the desirable community of Banff Trail. This totally original bungalow in need of renovations boasts good sized rooms, a excellent layout & good height ceilings on the lower level. With a separate entrance at the back of the property, bathrooms on both levels, hardwood flooring hidden under the carpet & a fantastic location, this is every renovator's dream home at this price! A single detached garage & extra long driveway add extra convenience for owners & tenants alike. Minutes to SAIT, The University of Calgary & the LRT station, not to mention walking distance to various shopping, schools, parks & playgrounds - make this inner-city property your next dream home!