



GRASSROOTS
REALTY GROUP

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**3008 Morley Trail NW
Calgary, Alberta**

MLS # A2267799



\$899,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,251 sq.ft.	Age:	1956 (70 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot, See Remarks, etc.		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Garden Shed

Welcome to this 50' x 120' property in the community of Banff Trail - located on an M-C1 zoned lot. This residence offers a thoughtful blend of comfortable living spaces, established landscaping and a location that provides the best inner-city convenience. Located minutes away from U of C, Foothills Hospital, Children's Hospital, SAIT, plus more! This 4 level split home is highly desirable, featuring 6 bedrooms and 3 full washrooms. An oversized double detached garage with an additional parking pad is another highlight of this home, providing extra convenience.