

1-833-477-6687 aloha@grassrootsrealty.ca

3008 Morley Trail NW Calgary, Alberta

MLS # A2267799



\$899,000

Division:	Banff Trail			
Type:	Residential/Hou	ise		
Style:	4 Level Split			
Size:	1,251 sq.ft.	Age:	1956 (69 yrs old)	
Beds:	6	Baths:	3	
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, C			Off St
Lot Size:	0.14 Acre			
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot, See Rer			nark

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 livings 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.