



GRASSROOTS
REALTY GROUP

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2219 Halifax Crescent NW
Calgary, Alberta

MLS # A2270302



\$950,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,436 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Garage Faces Front, Garage F		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Irregular Lot, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

4 Bedrooms | 2 Bathrooms | Oversized 60 ft Frontage Lot | Depth 105 ft and 120 ft | One Block from LRT | 5 Minutes to University | Oversized Double Garage. Welcome to this beautifully spacious bungalow in the heart of Banff Trail, set on a rare 60 foot frontage lot with an impressive 105 ft and 120 ft depth. Located on a quiet street and just one block from the Banff Trail LRT, this home is an exceptional find for investors, homeowners, students, and families. Inside, enjoy 1,436 square feet above grade with a bright living room, dedicated dining area, and a well laid out kitchen ready for your personal touch. The main floor features three comfortable bedrooms and a five piece bathroom with dual vanity. The walk up basement with separate entrance adds even more potential, offering a fourth bedroom, full bathroom, and a spacious flexible area ideal for future development. A standout feature is the oversized double detached garage with a drive through design, plus a long front driveway that parks up to three additional vehicles, allowing parking for up to five in total, a rare advantage in the inner city. With central air conditioning, a huge lot, and close proximity to the University of Calgary, Ctrain, McMahon Stadium, parks, and everyday amenities, this home offers space, convenience, and fantastic long term value. Warm, inviting, and full of potential, this is Banff Trail living at its best.