



GRASSROOTS
REALTY GROUP

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**2472 Capitol Hill Crescent NW
Calgary, Alberta**

MLS # A2279283



\$849,900

Division:	Banff Trail		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,008 sq.ft.	Age:	1953 (73 yrs old)
Beds:	6	Baths:	3
Garage:	Alley Access, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

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

Inclusions: N/A

Welcome to this remarkably versatile 4-Level Split home, situated on a 50'x120' R-CG Lot in Banff Trail. Whether you're looking to invest or develop, this property is in an outstanding location. The main floor features hardwood throughout, large windows providing plenty of natural light, and a roomy living room. EACH other floor contains 2 spacious bedrooms and a full bathroom. While currently vacant, the property was PREVIOUSLY generating \$5400/month renting out the 6 bedrooms. The basement level also consists of the large laundry/utility room, and ample storage space. The backyard is private and fenced. A single detached garage resides at the back of the home, with a gravel pad behind for extra parking; there is also plenty of street parking in front. In terms of recent upgrades, the roof was replaced in 2019 and a new hot water tank was installed in 2023. This property is a short walk to the University of Calgary (10 minute walk), Brentwood, Banff Trail C-Train Station, University C-Train Station, McMahon Stadium, William Aberhart High School, Senator Patrick Burns Junior High, and Banff Trail Elementary.