



3232 Morley Trail NW
Calgary, Alberta

MLS # A2295563



\$899,900

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	879 sq.ft.	Age:	1955 (71 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2x Refrigerators, 2x Stoves - All appliances being sold as is, where is.

Excellent Location in the prime community of Banff Trail!! This 50ft x 120ft foot corner R-CG zoned lot features a 3-bedroom bungalow with 2 full baths, double detached garage, separate entrance to illegal basement suite and more. This nice a flat site can be a great holding property as it is totally rented while waiting for your City Permits. Located very clow to Confederation Park and Banff Trail School, makes this the ideal rental or development play. Excellent investment opportunity. Not to be missed!