



**2328 Capitol Hill Crescent NW  
Calgary, Alberta**

**MLS # A2298319**



**\$869,000**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,370 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Detached, Off Street, On Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, See Rema		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, Walk-In Closet(s)		

**Inclusions:** Call Seller Directly

Click brochure link for more details\*\* Beautiful bungalow located in the highly desirable Banff Trail neighborhood, offering exceptional convenience and inner-city living. Situated on a quiet street with easy access to transit, this property is perfect for professionals, families, or investors looking for a prime NW Calgary location. Home Features • 4 Bedrooms • 3 Bathrooms • 1369 RMS sq ft and 2,584 sq ft developed living space • 6,000 sq ft lot • Double detached garage • Bright and functional layout • Beautiful backyard and garden The backyard is a standout feature of the home, with a lush garden full of raspberries, strawberries, and perennial flowers that bloom beautifully throughout the summer. It's a great space to relax, garden, or entertain. Great Location • Easy access to the Banff Trail LRT station and transit • Walking distance to the University of Calgary and Foothills Hospital • 7 minute drive to Foothills Hospital • 5 minute drive to the University of Calgary (about 7 minutes by LRT) Located in one of Calgary's most sought-after inner-city communities, this home offers quick access to transit, major routes, parks, and amenities.