



**2207 Victoria Crescent NW  
Calgary, Alberta**

**MLS # A2149634**



**\$999,999**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,289 sq.ft.	<b>Age:</b>	1953 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Laminate Counters, Open Floorplan, Separate Entrance		

**Inclusions:** N/A

Discover an extraordinary opportunity in the heart of Banff Trail—one of Calgary's most sought-after neighborhoods. This exceptional property boasts a massive 8,675 sq ft lot, offering endless possibilities for development or creating your dream home. With a 61-foot frontage, approximately 120 feet of depth, and an expansive 93-foot width at the back, this lot is a rare find in a location where luxury redevelopment is flourishing on every street. Just minutes from downtown Calgary, the University of Calgary, SAIT, North Hill Mall, McMahon Stadium, Foothills Hospital, Children's Hospital, and the vibrant University District, this property combines unparalleled convenience with the tranquility of a well-established community. Top-rated schools are within walking distance, making it an ideal location for families. Step inside to explore over 2,790 sq ft of well-designed living space. The main floor is bright and spacious, featuring a large family room, a dining area, two generously sized bedrooms, and a full bath. The developed basement, accessible via a separate entrance with two staircases, adds another layer of potential with two additional bedrooms, a full bath, and a sprawling recreation area. The property also includes a unique covered pool area, perfect for year-round enjoyment. Completing the package is an oversized single garage with ample storage space, easily accessible from the back lane. Whether you're looking to enjoy the home as it stands, capitalize on its rental potential, or embark on a transformative redevelopment project, this property promises significant returns and the comfort of living in one of Calgary's premier neighbourhoods. Seize this rare opportunity to invest in a property where the possibilities are as vast as the lot itself. Your vision awaits in Banff Trail—Calgary's destination for upscale living and smart

investment.