



**2632 Capitol Hill Crescent NW  
Calgary, Alberta**

**MLS # A2180205**



**\$850,000**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Storey		
<b>Size:</b>	2,460 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Stone, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** no

Open house 12-2pm Saturday Nov 23, 2024. Discover a prime investment opportunity in Banff Trail, directly across from the University of Calgary. This R-CG zoned property boasts unbeatable access to two CTrain stations, top schools, parks, hospitals, and shopping. The extensively renovated home offers 3,571 square feet of finished living space across four levels. The upper levels feature 4 oversized bedrooms, 3 full bathrooms, 2 dens, and ample storage. The lower level offers a 2-bedroom suite with oversized bedrooms, a full bath, and a separate entrance. This turnkey property features modern tiled bathrooms, a new 528 square foot double garage, a newly renovated exterior with a brand-new balcony and new decks, and a renovated basement with granite countertops. Newer appliances and roof provide peace of mind. Live upstairs and have basement tenants pay your mortgage, or rent out the property for \$74,640 a year (each upstairs bedroom rents for \$1,080 a month, and each basement room \$950). There is significant potential for increased rents due to the location and rising market rates. The astute investor can achieve semi or even full retirement upon purchase. Additionally, this large property can easily accommodate 2 more bedrooms to maximize rental income. Call today to secure this exceptional investment property.