



GRASSROOTS
REALTY GROUP

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**2111 Halifax Crescent NW
Calgary, Alberta**

MLS # A2211175



\$799,900

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,177 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Basement refrigerator and range.

Attention investors and builders! This flat rectangular inner city lot with a back alley, measured over 56'x120', is primed for redevelopment. With the recent blanket rezoning, this oversized lot is a great candidate for redevelopment of up to 5 units townhome plus 5 legal basement suites with the City approval. The property is located on a quiet road in one of the most sought after communities of Banff Trail. Close and perhaps even walkable distance to the U of C, SAIT, Foothills Medical Centre, McMahon Stadium, Foothills Athletic Park, and North Hills shopping mall. Only 5-7 minutes drive to Downtown. Original bungalow and it's still rentable if you're considering holding the property while planning for development. 2 bedrooms up with a separate entrance to a 2 bedroom illegal basement suite. Motivated sellers so please contact your realtor to book a viewing today.