

2111 Halifax Crescent NW
Calgary, Alberta

MLS # A2211175

\$888,000

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|-----------|---|--------|-------------------|
| 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: | Finished, Full, Suite | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Separate Entrance | | |

Inclusions: Basement refrigerator and range.

Here is a great opportunity to own this rare oversized inner city lot in a highly sought-after community of Banff Trail. Situated inside a quiet street on a 56' x 120' flat rectangular shaped lot with back-laned access, this home backs onto a strip of green space and is within walking distance to the University of Calgary, SAIT, McMahon Stadium, and Foothills Medical Centre. With the City's recent blanket rezoning, the potential for re-development on this property is endless. The home features a 1950's style bungalow with 2 bedrooms and a bath on the main floor, and 2 bedrooms and a bath in the basement. The basement has a self contained unit (illegally suited) with a separate back entrance and a shared laundry facility in the utility room. The house has always been tenant-occupied. Please contact your realtor to book a viewing today!