

# \$838,000 - 2111 Halifax Crescent Nw, Calgary

MLS® #A2211175

**\$838,000**

4 Bedroom, 2.00 Bathroom, 1,177 sqft

Residential on 0.16 Acres

Banff Trail, Calgary, Alberta

Considered as one of the more affordable inner city lots for its location, this flat rectangular lot 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.

The home is dated but it's still rentable if you're considering holding the property while planning for redevelopment. 2 bedrooms up bungalow and a separate illegal 2 bedrooms down. Motivated sellers so please contact your realtor to book a viewing today.

Built in 1952

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2211175  |
| Price          | \$838,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,177     |



|            |             |
|------------|-------------|
| Acres      | 0.16        |
| Year Built | 1952        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2111 Halifax Crescent Nw |
| Subdivision | Banff Trail              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2M 4C8                  |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 1                                  |
| Parking        | Off Street, Single Garage Detached |
| # of Garages   | 1                                  |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Separate Entrance                                         |
| Appliances        | Dishwasher, Refrigerator, Range, Range Hood, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                   |
| Cooling           | None                                                      |
| Fireplace         | Yes                                                       |
| # of Fireplaces   | 1                                                         |
| Fireplaces        | Wood Burning                                              |
| Has Basement      | Yes                                                       |
| Basement          | Full, Finished, Suite                                     |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Backs on to Park/Green Space, City Lot |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Wood Frame, Stucco                                                            |
| Foundation        | Poured Concrete                                                               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 193              |
| Zoning         | R-CG             |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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