

# \$980,000 - 2219 Halifax Crescent Nw, Calgary

MLS® #A2233489

**\$980,000**

4 Bedroom, 2.00 Bathroom, 1,436 sqft

Residential on 0.17 Acres

Banff Trail, Calgary, Alberta

Welcome to this BEAUTIFULLY SPACIOUS BUNGALOW in the heart of BANFF TRAIL, set on an OVERSIZED 60 FT FRONTAGE LOT WITH AN IRREGULAR DEPTH OF 105 FT& 120 FT. Situated on a QUIET STREET and just ONE BLOCK FROM THE BANFF TRAIL LRT, this inner-city gem offers OVER 1,400 SQ FT ABOVE GRADE and a perfect blend of comfort and potential. Inside, youâ€™™ll find a BRIGHT, OPEN LIVING SPACE with LARGE WINDOWS, a DEDICATED DINING AREA, and a WELL-LAID-OUT KITCHEN ready for your personal touch. Enjoy year-round comfort with CENTRAL AIR CONDITIONING. The main floor features THREE GENEROUSLY SIZED BEDROOMS and a STYLISH 5-PIECE BATHROOM WITH DUAL VANITY. The WALK-UP BASEMENT WITH SEPARATE ENTRANCE includes a FOURTH BEDROOM, FULL BATH, and FLEXIBLE SPACE FOR FUTURE DEVELOPMENT. Outside, enjoy a RARE OVERSIZED DOUBLE GARAGE WITH A DRIVE-THRU DESIGNâ€™™providing convenient access from both the front driveway and rear lane. Plus, the LONG FRONT DRIVEWAY can accommodate UP TO THREE ADDITIONAL VEHICLES. Just minutes from the UNIVERSITY OF CALGARY, TRANSIT, PARKS, and AMENITIES, this home offers SPACE, CHARACTER, and LONG-TERM POTENTIAL in a PRIME LOCATION!

Built in 1955



## Essential Information

MLS® #	A2233489
Price	\$980,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,436
Acres	0.17
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2219 Halifax Crescent Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4E1

## Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Parking Pad, Enclosed, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Gas Log
Has Basement	Yes

Basement                      Exterior Entry, Finished, Full, Walk-Up To Grade

**Exterior**

Exterior Features      Other

Lot Description        Back Lane, Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Level

Roof                      Asphalt Shingle

Construction          Brick, Stucco

Foundation            Poured Concrete

**Additional Information**

Date Listed             June 30th, 2025

Days on Market        52

Zoning                   R-CG

**Listing Details**

Listing Office           2% Realty

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