

# \$888,000 - 2111 Halifax Crescent Nw, Calgary

MLS® #A2211175

**\$888,000**

4 Bedroom, 2.00 Bathroom, 1,177 sqft

Residential on 0.16 Acres

Banff Trail, Calgary, Alberta

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!

Built in 1952

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2211175  |
| Price          | \$888,000 |
| 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, Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite                                     |

### Exterior

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

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 13th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 74   |
| Zoning         | R-CG |

## **Listing Details**

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

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