

# \$849,900 - 2111 Halifax Crescent Nw, Calgary

MLS® #A2211175

**\$849,900**

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	\$849,900
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 Hood, Refrigerator, Washer/Dryer, Range
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, Rectangular Lot, Backs on to Park/Green Space, City Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 13th, 2025
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Days on Market	77
Zoning	R-CG

## **Listing Details**

Listing Office	Real Estate Professionals Inc.
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