\$799,900 - 2111 Halifax Crescent Nw, Calgary

MLS® #A2211175

\$799,900

4 Bedroom, 2.00 Bathroom, 1,177 sqft Residential on 0.16 Acres

Banff Trail, Calgary, Alberta

Attention investors and builders! This flat rectangular inner city lot with a back alley, measured over 56'x120', is primed for redevelopment. With the recent blanket rezoning, this oversized lot is a great candidate for redevelopment of up 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 Trial. 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.

Original bungalow and it's still rentable if you're considering holding the property while planning for development. 2 bedrooms up with a separte entrance to a 2 bedroom illegal basment suite. Motivated sellers so please contact your realtor to book a viewing today.

Built in 1952

Essential Information

MLS® # A2211175 Price \$799,900

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 Natural Gas, Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes
Basement Full

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Backs on to Park/Green Space, City Lot, Rectangular Lot, Back Lane,

Back Yard

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 13th, 2025

Days on Market 216

Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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