

**2111 Halifax Crescent NW
Calgary, Alberta**
MLS # A2211175


\$838,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,177 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Basement refrigerator and range.

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 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.