



## 2207 Victoria Crescent Calgary Alberta

\$999,999

Discover an extraordinary opportunity in the heart of Banff Trail—one of Calgary's most sought-after neighborhoods. This exceptional property boasts a massive 8,675 sq ft lot, offering endless possibilities for development or creating your dream home. With a 61-foot frontage, approximately 120 feet of depth, and an expansive 93-foot width at the back, this lot is a rare find in a location where luxury redevelopment is flourishing on every street. Just minutes from downtown Calgary, the University of Calgary, SAIT, North Hill Mall, McMahon Stadium, Foothills Hospital, Children's Hospital, and the vibrant University District, this property combines unparalleled convenience with the tranquility of a well-established community. Top-rated schools are within walking distance, making it an ideal location for families. Step inside to explore over 2,790 sq ft of well-designed living space. The main floor is bright and spacious, featuring a large family room, a dining area, two generously sized bedrooms, and a full bath. The developed basement, accessible via a separate entrance with two staircases, adds another layer of potential with two additional bedrooms, a full bath, and a sprawling recreation area. The property also includes a unique covered pool area, perfect for year-round enjoyment. Completing the package is an oversized single garage with ample storage space, easily accessible from the back lane. Whether you're looking to enjoy the home as it stands, capitalize on its rental potential, or embark on a transformative redevelopment project, this property promises significant returns and the comfort of living in one of Calgary's premier neighbourhoods. Seize this rare opportunity to invest in a property where the possibilities are as vast as the lot itself. Your vision awaits in Banff Trail—Calgary's destination for upscale living and smart investment. (id:6769)

Bedroom 16.83 Ft x 10.42 Ft

Other 13.00 Ft x 7.42 Ft

3pc Bathroom 8.83 Ft x 7.00 Ft

Family room 22.00 Ft x 11.67 Ft

Recreational, Games room 16.67 Ft x 9.00 Ft

Laundry room 13.17 Ft x 7.42 Ft

Primary Bedroom 15.00 Ft x 11.17 Ft

Bedroom 12.83 Ft x 9.75 Ft

4pc Bathroom 9.17 Ft x 7.17 Ft

Kitchen 13.67 Ft x 8.92 Ft

Dining room 13.75 Ft x 7.92 Ft

Living room 23.25 Ft x 12.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://www.gsbluxuryhomes.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net