



2211 Halifax Crescent Calgary Alberta

\$868,000

Charming Banff Trail Bungalow with Incredible Opportunities Await! This exceptional bungalow nestled in the highly sought after community of Banff Trail, offers some amazing opportunities in one remarkable property. Located just minutes from the University of Calgary and downtown, this home places you in the heart of convenience with great schools, parks, and shopping all within reach. The cherry on top? A short, pleasant walk connects you directly to the C-Train, making your daily commute effortless. This home is move in ready and has been lovingly maintained and thoughtfully updated throughout the years, offering you the rare opportunity to simply move in and start creating memories from day one. The main level welcomes you with a spacious living room that flows seamlessly into the dining area, perfect for both intimate family dinners and entertaining guests. The kitchen is a true highlight, featuring abundant prep space. Even the most mundane household tasks become more pleasant here, imagine doing dishes while gazing out the large windows that frame beautiful views of your private backyard. The main level thoughtfully accommodates your lifestyle with one full bathroom and two generously sized bedrooms. These versatile spaces adapt perfectly to your needs, whether you're housing a growing family, need a dedicated home office, or welcoming overnight guests. The basement reveals another exciting opportunity that savvy buyers will immediately recognize. Currently housing a suite that, with some strategic improvements and City approvals, could be transformed into a legal rental unit generating substantial additional income. Picture the mortgage helping potential once this space meets legal standards, it's like having a built in investment property that works for you every month. This opportunity alone could significantly offset your carrying costs while building ...

Kitchen 10.83 Ft x 10.00 Ft
Living room 25.50 Ft x 12.25 Ft
Laundry room 9.67 Ft x 14.58 Ft
Bedroom 11.17 Ft x 15.08 Ft
Furnace 14.58 Ft x 6.08 Ft
4pc Bathroom 4.92 Ft x 7.92 Ft

Foyer 4.00 Ft x 8.33 Ft
Kitchen 12.67 Ft x 13.50 Ft
Living room 13.83 Ft x 18.08 Ft
Bedroom 12.08 Ft x 12.17 Ft
Bedroom 12.75 Ft x 9.58 Ft
4pc Bathroom 6.00 Ft x 6.50 Ft

Listing Presented By:



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