



## 2119 Halifax Crescent Calgary Alberta

\$834,900

Calling all Builders, Buyers & Investors -- Prime Inner-City Banff Trail Opportunity! This oversized 56.75' x 120' rectangular lot with back-alley access is in one of NW Calgary's most sought-after inner-city communities. The well-maintained original bungalow offers two bedrooms and one bathroom upstairs, and a demisable entrance leading to one bedroom and 3-piece bath down. Enjoy 1,048 square feet above grade with a bright living room, dedicated dining area and a kitchen with oversize windows. A standout feature is the double detached garage with front and rear overhead doors opening on to the laneway and driveway. An extra length driveway accommodates three vehicles, parking for five in total, a rare advantage in the inner city. A note for builders, power poles are on other side of the laneway. Located on a quiet crescent in the heart of Banff Trail, steps from Banff Trail LRT station, and within easy walking distance to the University of Calgary and SAIT, and just minutes to Foothills Hospital. A lot with potential like this in a transit-connected inner-city community -- don't last. Banff Trail living at it's best! (id:6769)

Recreational, Games room 14.25 Ft x 28.67 Ft

3pc Bathroom 11.67 Ft x 9.33 Ft

Bedroom 11.17 Ft x 9.42 Ft

Furnace 9.83 Ft x 28.67 Ft

Living room 11.58 Ft x 20.92 Ft

Kitchen 10.33 Ft x 14.67 Ft

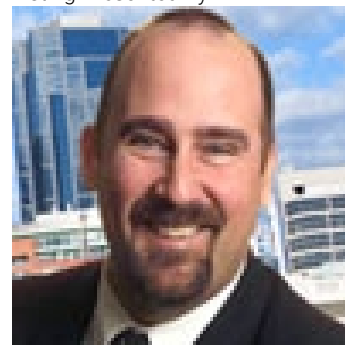
Dining room 9.83 Ft x 10.50 Ft

4pc Bathroom 5.00 Ft x 7.58 Ft

Bedroom 8.83 Ft x 11.17 Ft

Primary Bedroom 11.58 Ft x 13.25 Ft

Listing Presented By:



Originally Listed by:  
LB Hubbard Realty Group

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

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)