



## 2219 Halifax Crescent Calgary Alberta

\$950,000

4 Bedrooms | 2 Bathrooms | Oversized 60 ft Frontage Lot | Depth 105 ft and 120 ft | One Block from LRT | 5 Minutes to University | Oversized Double Garage. Welcome to this beautifully spacious bungalow in the heart of Banff Trail, set on a rare 60 foot frontage lot with an impressive 105 ft and 120 ft depth. Located on a quiet street and just one block from the Banff Trail LRT, this home is an exceptional find for investors, homeowners, students, and families. Inside, enjoy 1,436 square feet above grade with a bright living room, dedicated dining area, and a well laid out kitchen ready for your personal touch. The main floor features three comfortable bedrooms and a five piece bathroom with dual vanity. The walk up basement with separate entrance adds even more potential, offering a fourth bedroom, full bathroom, and a spacious flexible area ideal for future development. A standout feature is the oversized double detached garage with a drive through design, plus a long front driveway that parks up to three additional vehicles, allowing parking for up to five in total, a rare advantage in the inner city. With central air conditioning, a huge lot, and close proximity to the University of Calgary, Ctrain, McMahon Stadium, parks, and everyday amenities, this home offers space, convenience, and fantastic long term value. Warm, inviting, and full of potential, this is Banff Trail living at its best. (id:6769)

Family room 26.00 Ft x 14.33 Ft  
Bedroom 13.83 Ft x 12.75 Ft  
4pc Bathroom 9.58 Ft x 9.50 Ft  
Storage 10.17 Ft x 6.67 Ft  
Laundry room 9.58 Ft x 9.33 Ft  
Living room 18.25 Ft x 13.00 Ft

Kitchen 12.50 Ft x 10.08 Ft  
Dining room 12.33 Ft x 10.08 Ft  
Primary Bedroom 14.67 Ft x 11.58 Ft  
Bedroom 10.58 Ft x 10.08 Ft  
Bedroom 12.08 Ft x 10.17 Ft  
5pc Bathroom 10.17 Ft x 7.92 Ft

Listing Presented By:



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2% Realty

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**RE/MAX Realty Professionals**

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