

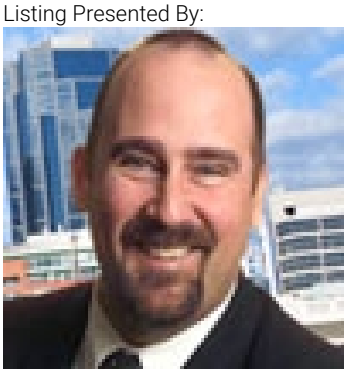
3 Creston Crescent Calgary Alberta

$850,000

50' R-CG LOT | FRONTING GREEN SPACE | POTENTIAL 100' CORNER ASSEMBLY | PRIME BANFF TRAIL LOCATION A rare opportunity in the heart of Banff Trail, this 50' x 120' property combines established rental income with meaningful long-term redevelopment potential in one of Calgary's most connected inner-city locations. The property retained its R-CG land use following the repeal of Calgary's blanket rezoning and sits in a transit-oriented area where significant higher-density redevelopment is already underway. It currently generates solid income with the three main-floor bedrooms rented individually plus two illegal lower suites, creating immediate holding income while a future plan takes shape.The location is a major part of the story. University LRT Station is nearby, with the University of Calgary campus just west of the property and SAIT/AUArts, downtown and the rest of the Red Line easily accessible. McMahon Stadium, Foothills Athletic Park and Foothills Aquatic Centre are all close by, along with Foothills Medical Centre and Alberta Children's Hospital. Elementary, junior high and high schools are all located right in the community, while West Confederation/Canmore Park offers pathways, a pump track, splash park and an abundance of green space. The Banff Trail Community Association, local restaurants and coffee shops, North Hill Centre, Brentwood Village and everyday services are also within easy reach.The 1,248 sq ft main level offers a bright, functional layout with hardwood flooring through much of the living space, a large front living room, separate dining area, practical kitchen, three bedrooms and a full bathroom. The lower level adds approximately 1,109 sq ft and includes two illegal suites, each with kitchen and bathroom facilities, plus common laundry. Outside, the mature lot offers a private backyard, detached double garage, small storage shed and addition...

Bedroom 12.58 Ft x 10.42 Ft
Bedroom 11.17 Ft x 9.42 Ft
Bedroom 11.58 Ft x 10.92 Ft
Bedroom 14.75 Ft x 7.00 Ft
Other 14.25 Ft x 10.50 Ft
Other 12.33 Ft x 10.50 Ft
3pc Bathroom 10.42 Ft x 5.33 Ft
Living room 18.50 Ft x 12.25 Ft
Kitchen 13.25 Ft x 12.25 Ft
Dining room 12.25 Ft x 10.08 Ft
Primary Bedroom 12.25 Ft x 11.17 Ft
Bedroom 10.17 Ft x 10.08 Ft

Listing Presented By:



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https://neighbourhoodyyc.com/

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Laundry room 7.00 Ft x 5.67 Ft

Furnace 9.17 Ft x 4.42 Ft

4pc Bathroom 7.33 Ft x 6.50 Ft

Bedroom 10.83 Ft x 8.50 Ft

4pc Bathroom 7.42 Ft x 7.75 Ft