

\$799,900 - 2111 Halifax Crescent Nw, Calgary

MLS® #A2211175

\$799,900

4 Bedroom, 2.00 Bathroom, 1,177 sqft

Residential on 0.16 Acres

Banff Trail, Calgary, Alberta

Attention investors and builders! This flat rectangular inner city lot with a back alley, measured over 56'x120', is primed for redevelopment. With the recent blanket rezoning, this oversized lot is a great candidate for redevelopment of up to 5 units townhome plus 5 legal basement suites with the City approval. The property is located on a quiet road in one of the most sought after communities of Banff Trail. Close and perhaps even walkable distance to the U of C, SAIT, Foothills Medical Centre, McMahon Stadium, Foothills Athletic Park, and North Hills shopping mall. Only 5-7 minutes drive to Downtown.

Original bungalow and it's still rentable if you're considering holding the property while planning for development. 2 bedrooms up with a separate entrance to a 2 bedroom illegal basement suite. Motivated sellers so please contact your realtor to book a viewing today.

Built in 1952

Essential Information

MLS® #	A2211175
Price	\$799,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,177



Acres	0.16
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2111 Halifax Crescent Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4C8

Amenities

Parking Spaces	1
Parking	Off Street, Single Garage Detached
# of Garages	1

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Range
Heating	Natural Gas, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, City Lot, Rectangular Lot, Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 13th, 2025
Days on Market	217
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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