

\$875,000 - 2216 Victoria Crescent Nw, Calgary

MLS® #A2135893

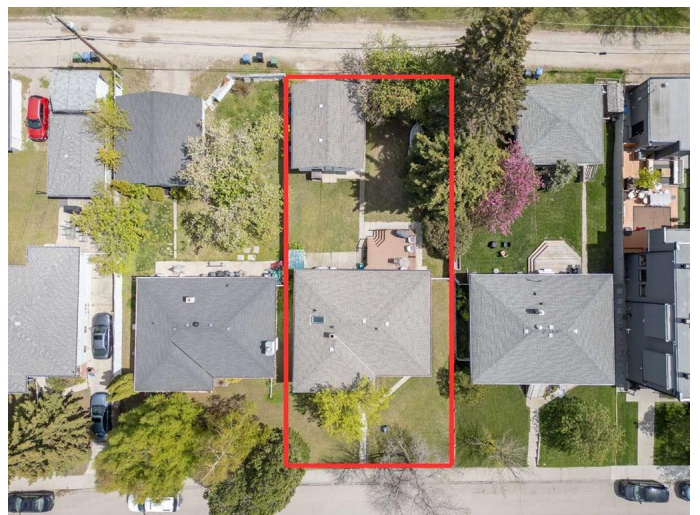
\$875,000

4 Bedroom, 2.00 Bathroom, 1,181 sqft

Residential on 0.15 Acres

Banff Trail, Calgary, Alberta

****ATTENTION DEVELOPERS AND INVESTORS!** This property presents a prime redevelopment opportunity on a highly desirable street in Banff Trail. The lot measures 56' x 120', 6743sf, is currently zoned R-C2, offering great potential for developers and investors. The new city blanket rezoning offers the potential for even more development opportunities. The property backs onto a beautiful park with two children's playgrounds, community garden, outdoor hockey rink and a ball diamond. Situated within walking distance of McMahon Stadium, LRT station, University of Calgary and SAIT. It is minutes away from downtown, Foothills and Children's Hospitals, the vibrant University District, Confederation Park Golf Course and Confederation Park. This property offers an unbeatable location. The main floor includes a classic bungalow layout with large living and dining rooms and features original hardwood floors. The kitchen, complemented by an eating nook, has been updated and is highlighted with plenty of cabinet space, newer countertops + newer appliances. The main level is complete with two well sized bedrooms plus a 4-pc bathroom + skylight. The basement level presents an illegal suite providing extra living space or income potential. It is complete with a separate entry way, two bedrooms, three-piece bathroom and kitchen. Raised hardwood sub flooring creates additional warmth and the large windows offer ample natural light. This



level is complete with a shared laundry facility + storage area. Additional features include newer double detached garage, expansive deck, updated electrical & plumbing, updated roof (house/garage). Whether you're looking to renovate, rebuild, or develop, this property offers endless possibilities for savvy investors and developers alike. Take advantage of the chance to own a piece of Banff Trail's history while seizing the opportunity for future growth and development. Contact your favourite Realtor to schedule a viewing!

Built in 1952

Essential Information

MLS® #	A2135893
Price	\$875,000
Sold Price	\$951,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,181
Acres	0.15
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2216 Victoria Crescent Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 2T9

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
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Interior

Interior Features	No Smoking Home, Skylight(s), Wood Windows
Appliances	Dishwasher, Gas Dryer, Microwave, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 4th, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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