

\$1,250,000 - 2224 Halifax Crescent Nw, Calgary

MLS® #A2136377

\$1,250,000

5 Bedroom, 5.00 Bathroom, 2,359 sqft

Residential on 0.08 Acres

Banff Trail, Calgary, Alberta

SOLD! Neighboring side still available. Tired of the typical narrow, "shoebox" infills? Look no further. With an anticipated completion of Fall 2024, This beautifully appointed 3,273 sqft of developed space BRAND NEW DETACHED home is built on 28 foot frontage lot in Banff Trail, allowing the home to have that extra critical width that provides more space to move, furnish, and bring in natural light, and NO CARPETS THROUGHOUT. The Main floor has 10'™ CEILINGS, wide front entrance, an enormous dining area to fit a harvest table, luxurious kitchen with a 14' long island with a magnificent quartz countertop and cabinet doors on both sides (plenty of storage space for all your small kitchen appliances), a living room with an opulent 60" GAS FIREPLACE with, built-ins and double sliding patio doors that opens to a maintenance-free party deck. The mud room has sitting bench and hangers, and will face a conveniently located powder room. The highlight of the top floor is the Massive Primary bedroom with a spacious walk-in closet and a spa-like ensuite which will have a tiled shower, double vanity, and a free-standing tub. A wide hallway will separate the primary and both children's bedrooms and the bonus room area. There is also a top floor laundry room with a sink, wide hallway with bonus area space for a sitting area or office. What really makes this home a RARITY is the 2 Bed/ 2 Bath LEGAL BASEMENT SUITE. 200 AMP SERVICE TO HOUSE



ensures there is enough power for house and basement suite. The BASEMENT HAS A SEPARATE SIDE ENTRANCE, with sound reduction features in the ceiling, hookups for a private laundry, kitchen and living room (with a gas fireplace), ITS OWN FURNACE, roughed-in in-floor heating. Other features include GFCI outlets behind every toilet, 200 AMP service in home, HEATED GARAGE WITH 200 AMP SERVICE IN GARAGE with an EV CHARGING RECEPTACLE. The home is situated on a lovely street full of manicured lawns, infills, and renovated original homes and just a SHORT WALK TO BANFF TRAIL and LIONS PARK C-TRAIN STATIONS, UNIVERSITY OF CALGARY, and community K-12 schools. Photos are from a recently finished project.



Built in 2024

Essential Information

MLS® #	A2136377
Price	\$1,250,000
Sold Price	\$1,250,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,359
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2224 Halifax Crescent Nw
Subdivision	Banff Trail

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4C9

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated

Interior

Interior Features	Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Washer
Heating	In Floor, Electric, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas, See Remarks
Cooling	Rough-In, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Tile
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	September 6th, 2024
Days on Market	98
Zoning	R-CG
HOA Fees	0.00

Listing Details

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