

\$599,900 - 2623 Canmore Road Nw, Calgary

MLS® #A2136415

\$599,900

5 Bedroom, 2.00 Bathroom, 982 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

Ideal for first-time home buyers, downsizers, and investors, this semi-attached freehold property in Banff Trail boasts R-C2 zoning. The main floor suite features two bedrooms, one bathroom, laundry, and stunning views of West Confederation Park from the living area. The lower (illegal) suite includes three bedrooms (one non-egress window), a full bath, and laundry. The property measures 25' x 120', with a flat backyard, shed, and single detached garage. This lower-cost option is suitable for a full family and offers fantastic community living in Banff Trail. West Confederation Park features scenic pathways, tennis courts, a skate park, and nearby golf courses. In winter, enjoy cross-country skiing and tobogganing. This park is a community favorite for outdoor activities and relaxation. The location is close to main routes, transit, and less than 15 minutes from Downtown Calgary, making it an excellent cash flow opportunity or a prime family home! Current tenant leases expire August 31st, with the upper tenant interested in renewing. Leases can be assumed for earlier possession, or vacant possession may be provided for September 1st.

Built in 1962

Essential Information

MLS® # A2136415

Price \$599,900



Sold Price	\$599,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	982
Acres	0.07
Year Built	1962
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	2623 Canmore Road Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4J5

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Laminate Counters, See Remarks, Storage
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 7th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Benchmark

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