

# \$629,900 - 2615 Canmore Road Nw, Calgary

MLS® #A2150236

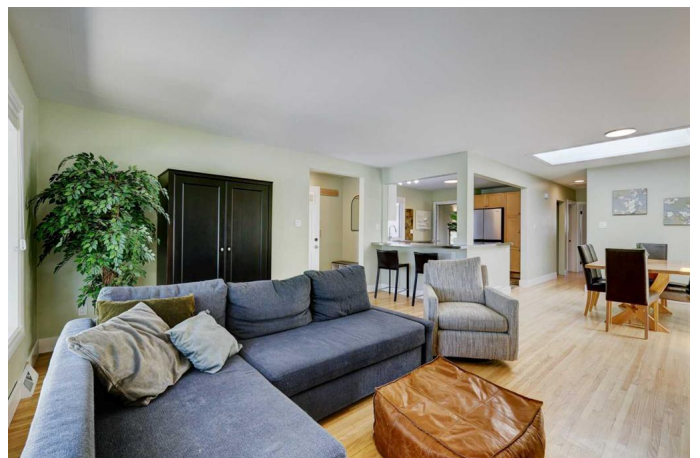
**\$629,900**

3 Bedroom, 2.00 Bathroom, 953 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

\*OPEN HOUSE SAT JUL 20 & SUN 21 from 1-4PM \***STOP THE CAR!**• This well kept updated 3-bedroom, 2 bath bungalow duplex has it all. As you walk through the front door you are greeted with an abundance of natural light from the large windows and skylight in the dining room. Not to mention the beautiful views of Nose Hill Park, the last hole at Confederation Golf Course and West Confederation Park - which is located right across the street. You have the pump track, splash park, walking / jogging paths, golf course plus in the winter cross country skiing and tobogganing right out your front door. The open concept kitchen dining and living room floorplan boast of functionality and are perfect for watching the kids while cooking or being part of the party while entertaining; which is made easy on your stainless-steel upgraded appliances like the induction range and Miele dishwasher. This home also features hardwood and slate floors throughout, main floor laundry hookups, updated bathrooms, Hunter Douglas Blinds, painted ceilings, updated lighting, sound proofing between the 2 generous size bedrooms plus A/C. As you venture downstairs, which has its own separate entrance from outside you will find another full kitchen (stove hookup behind the Miele washer and dryer), living / dining space, another full bath, laundry (additional hookups in mechanical room) plus 1 large bedroom that could be converted into 2 bedrooms. If that wasn't enough you are only a quick commute



to downtown, U of C or SAIT. So, if you are looking for a place to call home, a mortgage helper or an investment property this home is a must see!

Built in 1962

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2150236               |
| Price          | \$629,900              |
| Sold Price     | \$631,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 953                    |
| Acres          | 0.07                   |
| Year Built     | 1962                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2615 Canmore Road Nw |
| Subdivision | Banff Trail          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2M 4J5              |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Alley Access, Off Street, On Street |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Smoking Home, Separate Entrance, Skylight(s)               |
| Appliances        | Central Air Conditioner, Dishwasher, Range, Refrigerator, Washer/Dryer Stacked, Window Coverings |

|              |                                                |
|--------------|------------------------------------------------|
| Heating      | Forced Air, Natural Gas                        |
| Cooling      | Central Air                                    |
| Has Basement | Yes                                            |
| Basement     | Separate/Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Back Lane, Back Yard, Treed, Views |
| Roof              | Asphalt Shingle                    |
| Construction      | Glass, Wood Frame                  |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2024 |
| Date Sold      | July 26th, 2024 |
| Days on Market | 8               |
| Zoning         | R-C2            |
| HOA Fees       | 0.00            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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