

\$599,900 - 2707 Canmore Road Nw, Calgary

MLS® #A2163368

\$599,900

2 Bedroom, 2.00 Bathroom, 1,051 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

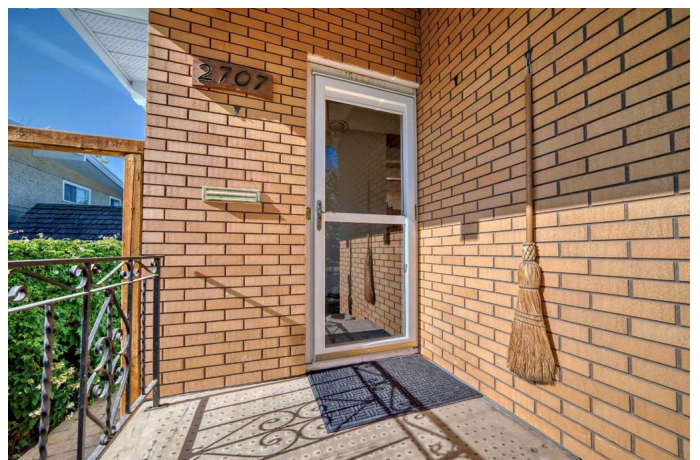
Welcome to a wonderfully located 1/2 duplex in Banff Trail on one of the premiere streets in the area. This 4 level split has over 2,000 square feet of developed space. The main floor has one large bedroom that has options. A rear door with access to the deck and patio area. Main also has a large dining room and a spacious front living room. The kitchen is open with an island where you can sit at or congregate for large gatherings. A 4 piece bath with a jetted tub off the primary bedroom. The lower level is fully developed and has a bedroom which is rather large. A 3 piece bathroom (shower) is off the main stair well. A large living room with an electric fireplace. Entire home has had the windows replaced and furnace and water tank have been updated. The backyard has a nice sitting area on a brick patio. There are gardens all over. An oversized single garage (21x15) backs onto an alley way. There is also a pad next to the garage for additional parking. Across the front street is Canmore Park and its huge in nature. There are picnic areas, ball diamonds, a bike park for kids. It has it all! Don't miss this superb opportunity the get into the market!

Built in 1962

Essential Information

MLS® # A2163368

Price \$599,900



Sold Price	\$599,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,051
Acres	0.07
Year Built	1962
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Sold

Community Information

Address	2707 Canmore Road Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4J6

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	Kitchen Island, Laminate Counters, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot, See

	Remarks, Treed
Roof	Flat Torch Membrane
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 15th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.