

\$1,285,000 - 2226 Halifax Crescent Nw, Calgary

MLS® #A2167174

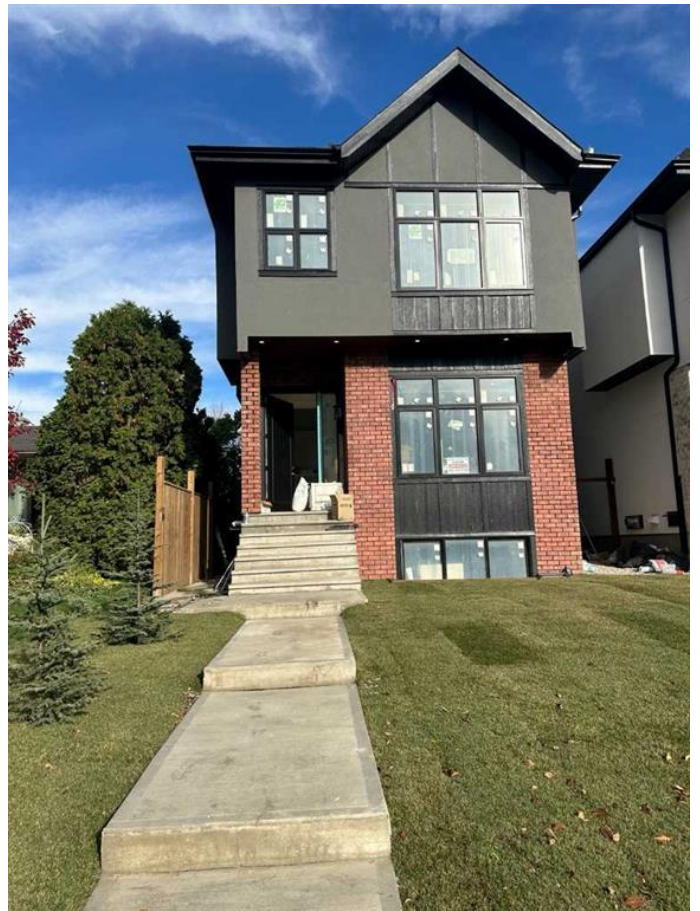
\$1,285,000

5 Bedroom, 5.00 Bathroom, 2,340 sqft

Residential on 0.08 Acres

Banff Trail, Calgary, Alberta

LAST UNIT REMAINING! Currently in finishing stage but ready to view! Tired of the typical narrow, "shoebox" infills? Look no further. With an anticipated completion of Fall 2024, This beautifully appointed 3,255 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), 36 inch gas countertop stove, Impressive 48" WIDE FRIDGE, a living room with an opulent 60' GAS FIREPLACE with, built-ins and double sliding patio doors that opens to a maintenance-free, composite plank 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 a legal 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 (required for heated bidets), 200 AMP service in home, HEATED (also insulated, drywalled and painted) GARAGE WITH 200 AMP SERVICE 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. Other Side Sold! Taxes on completed home not yet assessed.*Taxes on completed home not yet assessed.

Built in 2024

Essential Information

MLS® #	A2167174
Price	\$1,285,000
Sold Price	\$1,288,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,340
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	2226 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, Remote Opener, Heated Garage, Insulated

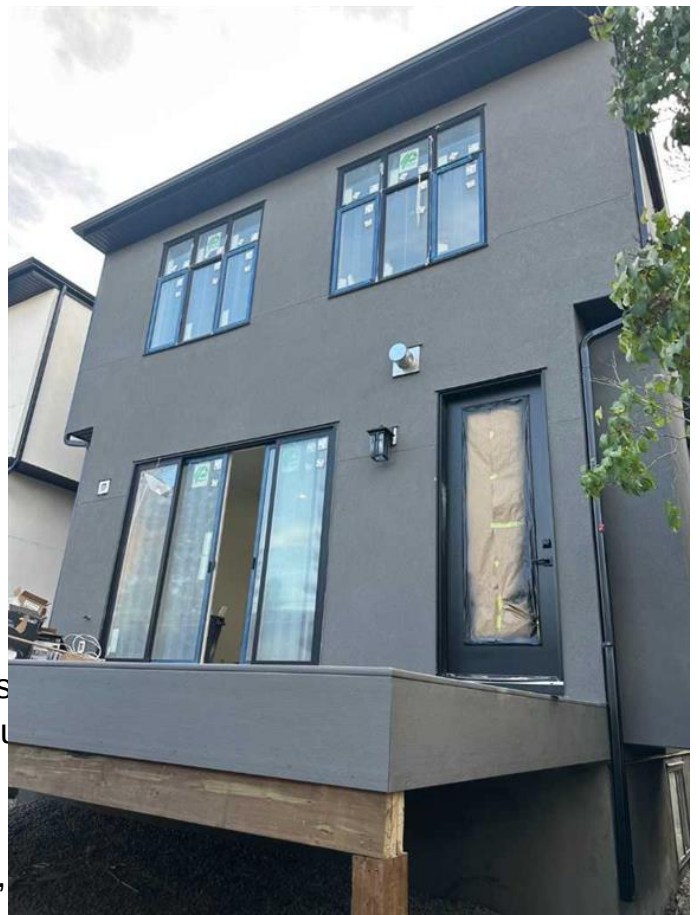
Interior

Interior Features	Breakfast Bar, Bookcases, Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Oven-Built-In, Dishwasher, Gas Stove, Microwave, Refrigerator, Range Hood
Heating	Electric, Forced Air, Fireplace(s), In Floor, In Floor Roughed-In, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Great Room, Tile
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

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

Additional Information



Date Listed	September 20th, 2024
Date Sold	November 23rd, 2024
Days on Market	64
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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