

# \$899,999 - 2207 Victoria Crescent Nw, Calgary

MLS® #A2174883

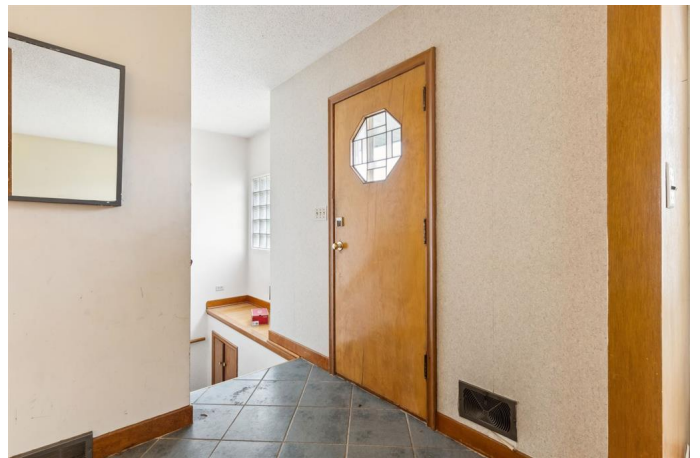
**\$899,999**

3 Bedroom, 2.00 Bathroom, 1,289 sqft

Residential on 0.20 Acres

Banff Trail, Calgary, Alberta

Discover an extraordinary opportunity in the heart of Banff Trail—one of Calgary's most sought-after neighborhoods. This exceptional property boasts a massive 8,675 sq ft lot, offering endless possibilities for development or creating your dream home. With a 61-foot frontage, approximately 120 feet of depth, and an expansive 93-foot width at the back, this lot is a rare find in a location where luxury redevelopment is flourishing on every street. Just minutes from downtown Calgary, the University of Calgary, SAIT, North Hill Mall, McMahon Stadium, Foothills Hospital, Children's Hospital, and the vibrant University District, this property combines unparalleled convenience with the tranquility of a well-established community. Top-rated schools are within walking distance, making it an ideal location for families. Step inside to explore over 2,790 sq ft of well-designed living space. The main floor is bright and spacious, featuring a large family room, a dining area, two generously sized bedrooms, and a full bath. The property also includes a unique covered pool area, perfect for year-round enjoyment. Completing the package is an oversized single garage with ample storage space, easily accessible from the back lane. Whether you're looking to enjoy the home as it stands, capitalize on its rental potential, or embark on a transformative redevelopment project, this property promises significant returns and the comfort of living in one of Calgary's premier neighbourhoods. Seize



this rare opportunity to invest in a property where the possibilities are as vast as the lot itself. Your vision awaits in Banff Trailâ€™Calgaryâ€™s destination for upscale living and smart investment.

Built in 1953

### Essential Information

MLS® #	A2174883
Price	\$899,999
Sold Price	\$888,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,289
Acres	0.20
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	2207 Victoria Crescent Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4E4

### Amenities

Parking Spaces	1
Parking	Single Garage Detached

### Interior

Interior Features	Built-in Features, Open Floorplan, Bookcases, Laminate Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window

	Coverings, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry, Walk-Up To Grade

## Exterior

Exterior Features	Fire Pit, Playground
Lot Description	Back Lane, Back Yard, City Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 23rd, 2024
Date Sold	October 26th, 2024
Days on Market	3
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	eXp Realty
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