2119 Halifax Crescent NW

Calgary | Active | MLS® A2348639

$809,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1952**	**1,048 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LB Hubbard Realty Group and Royal LePage Blue Sky

A closer look

Calling all Builders, Buyers & Investors - Prime Inner-City Banff Trail Opportunity! This oversized 56' x 120' rectangular lot with back-alley access is in one of NW Calgary's most sought-after inner-city communities. The well-maintained original bungalow offers two bedrooms and one bathroom upstairs, and a demisable entrance leading to a den and 3-piece bath down. Enjoy 1,048 square feet above grade with a bright living room, dedicated dining area and a kitchen with oversize corner windows. A standout feature is the double detached heated garage with front and rear overhead doors opening on the laneway and driveway. An extra length driveway for three additional vehicles, parking for five in total, a rare advantage in the inner city. A peaceful lot with a berm, retaining wall and large spruce trees on the green space behind plus a note for builders note - power poles are on other side of the laneway. Located on this quiet crescent in the heart of Banff Trail, steps from Banff Trail LRT station, and within easy walking distance to the University of Calgary and SAIT, and just minutes to Foothills Hospital. The lower-level den is currently being used as a bedroom with a window that does not meet egress standards. A lot with potential like this in a transit-connected inner-city community - don't last. Banff Trail living at it’s best!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348639
Bedrooms	2
Bathrooms	2
Year Built	1952
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,048 sq. ft.
Main Level Finished Area:	1,048 sq. ft.

Below Grade Finished Area:	1,015 sq. ft.
Acreage:	No
Lot Area:	6,810 sq. ft.
Lot Frontage:	56'9"
Front Exposure:	North
Floor Location:	Ground
Levels:	One
Total Rooms Above Grade:	5
Year built:	1952 (Age: 74)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	9110GI
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Metal Siding, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Asphalt, Double Garage Detached, Parking Pad
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Laundry Room
City Quadrant:	Northwest
Community:	Banff Trail
Appliances:	Dishwasher, Dryer, Freezer, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	Metal Storage Shed, Wooden Storage Shed
Restrictions:	None Known
Main Floor	Living Room · 20'11" × 11'7" ·
Main Floor	Kitchen · 14'8" × 10'4" ·
Main Floor	Dining Room · 10'6" × 9'10" ·
Main Floor	Bedroom · 11'2" × 8'10" ·
Main Floor	Bedroom - Primary · 13'3" × 11'7" ·
Lower Level	Game Room · 28'8" × 14'3" ·
Lower Level	Furnace/Utility Room · 28'8" × 9'10" ·
Lower Level	Den · 11'2" × 9'5" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	Central Vacuum, Dry Bar, No Smoking Home
Exterior Features:	Storage
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Backs on to Park/Green Space

Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C1
Listed Date:	Sep 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2119-halifax-crescent-nw-calgary-a2348639/

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