2508 Morley Trail NW

Calgary | Active | MLS® A2305323

$849,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1954**	**1,040.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

Fantastic opportunity in the highly desirable community of Banff Trail! Set on a generous 50’ x 120’ R-CG lot just minutes from the University, this property offers incredible potential for homeowners, investors, or future redevelopment. Former AirBnB home with permits approved! This home will generate desirable income and easier for mortgage approval.

The main floor features a bright, welcoming layout with plenty of natural light, complemented by hardwood flooring, modern knockdown ceilings, and stylish pot lighting throughout. The kitchen has been thoughtfully updated with granite countertops, custom stainless steel appliances, a gas cooktop, and built-in oven-perfect for both daily living and entertaining. Large windows and well-appointed bathrooms with custom showers and sleek 10mm glass add to the home’s overall appeal.

The fully developed basement with seperate entrance provides additional living space with its own kitchen, three spacious bedrooms with larger windows, a full bath and a versatile living room area.

Outside, you’ll notice the eye-catching cedar exterior with stone accents, along with an oversized detached garage offering ample parking and storage. Conveniently located near the University, McMahon Stadium, transit, LRT, and a wide range of shopping and amenities.

A solid property in a prime inner-city location with plenty of upside. With its generous lot dimensions and desirable zoning, it’s an ideal site for infill or multi-unit redevelopment in a location that continues to see strong demand. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2305323
Bedrooms	5
Bathrooms	2
Year Built	1954
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,040.1 sq. ft.
Main Level Finished Area:	1,040.1 sq. ft.
Below Grade Finished Area:	972.7 sq. ft.
Acreage:	No
Lot Area:	6,253 sq. ft.
Lot Frontage:	50'1¼"
Front Exposure:	Southwest
Levels:	One
Total Rooms Above Grade:	5
Year built:	1954 (Age: 72)
Bedrooms:	5 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	3
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8543GN
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cedar, Stone, Wood Frame, Wood Siding

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Oversized, Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level
City Quadrant:	Northwest
Community:	Banff Trail
Appliances:	Dishwasher, Dryer, Electric Stove, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Basement Fridge, Basement Stove
Restrictions:	None Known
Main Floor	Entrance · 13'6" × 3'6" ·
Main Floor	Bedroom - Primary · 12'4" × 11'7" ·
Main Floor	Bedroom · 12'8" × 8'11" ·
Main Floor	Living Room · 18'7" × 13'1" ·
Main Floor	Dining Room · 12'8" × 9'4" ·
Main Floor	Kitchen With Eating Area · 13'11" × 12'8" ·
Basement	Furnace/Utility Room · 12'7" × 9'4" ·
Basement	Family Room · 15'5" × 12'2" ·

Basement	Kitchenette · 10'10" × 8'7" ·
Basement	Bedroom · 11'9" × 8'10" ·
Basement	Bedroom · 12'4" × 8'9" ·
Basement	Bedroom · 12'1" × 9' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance
Exterior Features:	BBQ gas line
Patio And Porch Features:	Front Porch
Lot Features:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	May 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2508-morley-trail-nw-calgary-a2305323/

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