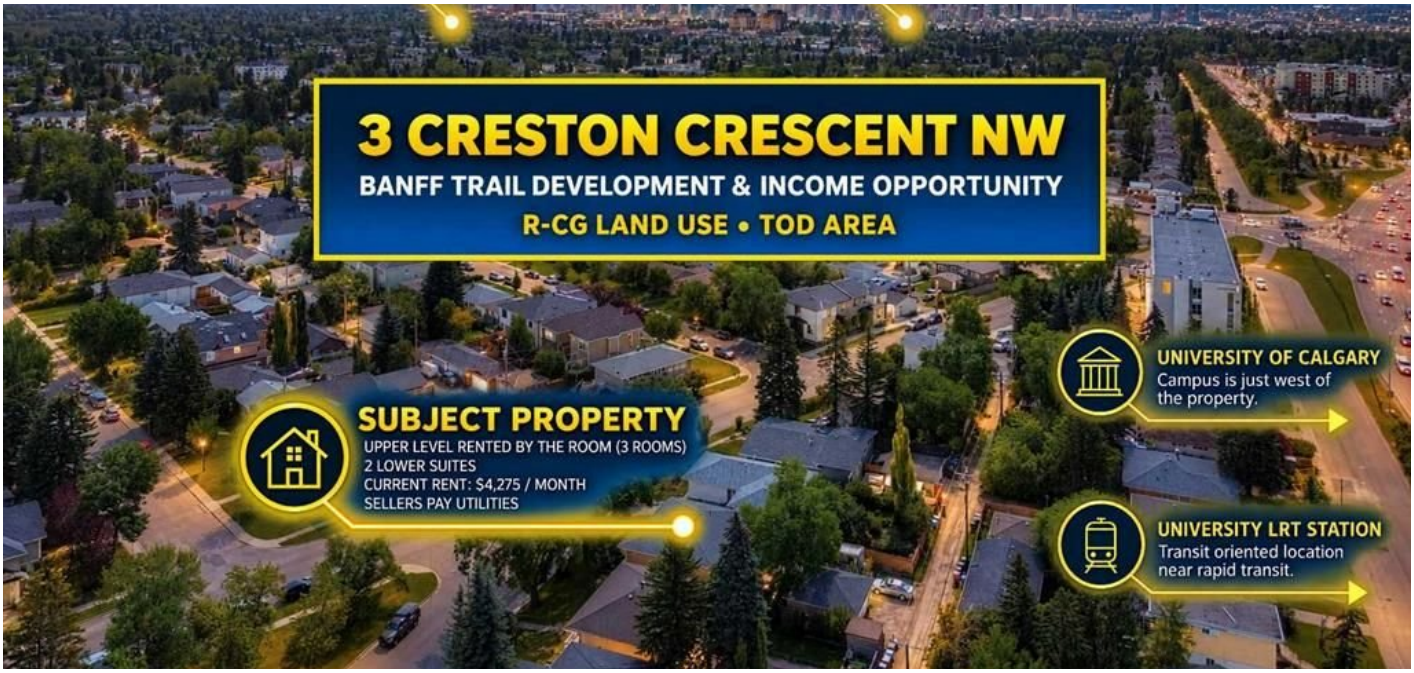
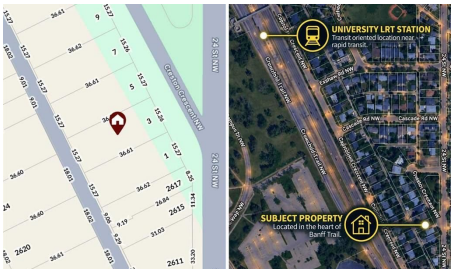
3 Creston Crescent NW

Calgary | Active | MLS® A2342846

$850,000









Bedrooms	Bathrooms	Year Built	Living area
7	3	1956	1,247.88 sq. ft.

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Listed by CIR Realty

A closer look

50’ R-CG LOT | FRONTING GREEN SPACE | POTENTIAL 100’ CORNER ASSEMBLY | PRIME BANFF TRAIL LOCATION

A rare opportunity in the heart of Banff Trail, this 50' x 120' property combines established rental income with meaningful long-term redevelopment potential in one of Calgary's most connected inner-city locations. The property retained its R-CG land use following the repeal of Calgary's blanket rezoning and sits in a transit-oriented area where significant higher-density redevelopment is already underway. It currently generates solid income with the three main-floor bedrooms rented individually plus two illegal lower suites, creating immediate holding income while a future plan takes shape.

The location is a major part of the story. University LRT Station is nearby, with the University of Calgary campus just west of the property and SAIT/AUArts, downtown and the rest of the Red Line easily accessible. McMahon Stadium, Foothills Athletic Park and Foothills Aquatic Centre are all close by, along with Foothills Medical Centre and Alberta Children’s Hospital. Elementary, junior high and high schools are all located right in the community, while West Confederation/Canmore Park offers pathways, a pump track, splash park and an abundance of green space. The Banff Trail Community Association, local restaurants and coffee shops, North Hill Centre, Brentwood Village and everyday services are also within easy reach.

The 1,248 sq ft main level offers a bright, functional layout with hardwood flooring through much of the living space, a large front living room, separate dining area, practical kitchen, three bedrooms and a full bathroom. The lower level adds approximately 1,109 sq ft and includes two illegal suites, each with kitchen and bathroom facilities, plus common laundry. Outside, the mature lot offers a private backyard, detached double garage, small storage shed and additional rear parking. Across the front of the home, a landscaped green space runs along Creston Crescent, adding a more open outlook, while additional street parking provides everyday convenience.

From an investment perspective, the land is the long-term differentiator. The R-CG designation, TOD context and nearby higher-density redevelopment create a strong foundation for future consideration. There is also potential to explore an assembly with the neighbouring parcel to the south, which could create approximately 100' of frontage, subject to neighbour availability, terms and independent verification. Buyers can hold the property with income in place today while considering future redevelopment, higher density use or an assembly strategy, all subject to City approvals and due diligence. A compelling Banff Trail opportunity where income, location and future land value come together. Welcome Home…or to your next project!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342846
Bedrooms	7

Bathrooms	3
Year Built	1956
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	2
Home Style:	Bungalow
Total Living Area:	1,247.88 sq. ft.
Main Level Finished Area:	1,247.88 sq. ft.
Below Grade Finished Area:	1,108.72 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'1"
Front Exposure:	Northeast
Levels:	One
Total Rooms Above Grade:	6
Year built:	1956 (Age: 70)
Bedrooms:	7 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	4
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	0

Plan:	2846GW
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rear, Parking Pad
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Banff Trail
Appliances:	Dishwasher, Dryer, Gas Stove, Microwave, Washer, Window Coverings
Inclusions:	Hood Fans (2), Refrigerators (3), Fire Pit in Yard
Restrictions:	None Known
Main Floor	Living Room · 18'6" × 12'3" ·
Main Floor	Kitchen · 13'3" × 12'3" ·

Main Floor	Dining Room · 12'3" × 10'1" ·
Main Floor	Bedroom - Primary · 12'3" × 11'2" ·
Main Floor	Bedroom · 10'2" × 10'1" ·
Main Floor	Bedroom · 10'10" × 8'6" ·
Basement	Bedroom · 12'7" × 10'5" ·
Basement	Bedroom · 11'2" × 9'5" ·
Basement	Bedroom · 11'7" × 10'11" ·
Basement	Bedroom · 14'9" × 7' ·
Basement	Kitchenette · 14'3" × 10'6" ·
Basement	Kitchenette · 12'4" × 10'6" ·
Basement	Laundry · 7' × 5'8" ·
Basement	Furnace/Utility Room · 9'2" × 4'5" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Separate Entrance, Storage
Exterior Features:	Fire Pit, Private Yard, Storage
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3-creston-crescent-nw-calgary-a2342846/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.