

# \$1,149,000 - 2140 Halifax Crescent Nw, Calgary

MLS® #A2244819

**\$1,149,000**

5 Bedroom, 3.00 Bathroom, 1,300 sqft  
Residential on 0.16 Acres

Banff Trail, Calgary, Alberta

Attention Developers & Investors! Prime 66â€™™ x 128â€™™ R-CG CORNER lot in the heart of Banff Trailâ€™™ideal for townhomes or multi-family. This rare street-end parcel features a well-kept 5-bed, 3-bath bungalow with nearly 2,500 sq ft of developed space, single detached garage, and large deck. Hold, rent, or redevelopâ€™™options abound! Located steps from U of C, Foothills Hospital, French Immersion schools, Market Mall, LRT, and McMahon Stadium. A standout opportunity in a thriving inner-city community with major redevelopment momentum.

Built in 1954

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244819    |
| Price          | \$1,149,000 |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,300       |
| Acres          | 0.16        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                          |
|-------------|--------------------------|
| Address     | 2140 Halifax Crescent Nw |
| Subdivision | Banff Trail              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2M4C7                   |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 1                                                |
| Parking        | Alley Access, Off Street, Single Garage Detached |
| # of Garages   | 1                                                |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home            |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Has Basement      | Yes                                        |
| Basement          | Finished, Full, Suite                      |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                             |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Few Trees, Open Lot |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Wood Frame                                                                       |
| Foundation        | Poured Concrete                                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 88              |
| Zoning         | R-CG            |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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