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2508 Morley Trail NW
Calgary, Alberta

MLS # A2305323



$849,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	**Age:**	1954 (72 yrs old)
Beds:	5	**Baths:**	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, U		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cedar, Stone, Wood Frame, Wood Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: Basement Fridge, Basement Stove

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!

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