

**3340 Morley Crescent NW**  
**Calgary, Alberta**

**MLS # A2321697**



**\$1,000,000**

<b>Division:</b>	Charleswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,447 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Massive 708 sq. metre west backyard lot in one of Calgary's most sought-after inner-city communities. Situated on a quiet street in Charleswood, this property offers an exceptional opportunity for renovators, investors, builders, or buyers looking to secure a prime location with long-term upside. Just minutes from Brentwood shopping, the University of Calgary, C-Train stations, schools, parks, and major routes including Crowchild Trail, the convenience of this location is hard to match. Built in 1961, this well-maintained and mechanically sound four-level split offers over 2,400 square feet above grade and has been lovingly cared for over the years. While much of the home remains original in its finishes, the pride of ownership is evident throughout, providing a solid foundation for renovation, modernization, or future redevelopment. The spacious layout includes four bedrooms, 3.5 bathrooms, a double attached garage, and multiple living and entertaining areas, highlighted by an enormous recreation/family room that offers flexibility for growing families or multi-generational living. Large principal rooms, generous bedroom sizes, and an abundance of natural light create a home that remains highly functional today while offering tremendous potential for tomorrow. Whether you're looking to renovate and create your dream home, hold as a long-term investment, or explore future redevelopment possibilities, opportunities on lots of this size and in locations this strong are becoming increasingly rare. A remarkable property with endless potential in the heart of northwest Calgary.