

## 3 Creston Crescent NW Calgary, Alberta

**MLS # A2342846**



**\$899,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Banff Trail                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Bungalow                                                                 |               |                   |
| <b>Size:</b>     | 1,248 sq.ft.                                                             | <b>Age:</b>   | 1956 (70 yrs old) |
| <b>Beds:</b>     | 7                                                                        | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Additional Parking, Alley Access, Double Garage Detached, Garage Faces R |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot              |               |                   |

|                    |                                                             |                   |      |
|--------------------|-------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Separate Entrance, Storage |                   |      |

**Inclusions:** Hood Fans (2), Refrigerators (3), Fire Pit in Yard

**50' x 120' 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&hellip;or to your next project!