

2204 Halifax Crescent NW Calgary, Alberta

MLS # A2345179



\$969,900

Division:	Banff Trail		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,955 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Green House

Welcome to 2204 Halifax Crescent NW, a beautifully cared-for four-level split on a stunning 66' x 128' corner lot in the heart of Banff Trail. Set among mature trees and beautiful landscaping, this home has a warmth and character that is hard to find. Large windows surround the home, bringing in an incredible amount of natural light and allowing you to enjoy the greenery and views from throughout the property. The four-level split layout offers 4 bedrooms, 2 bathrooms and plenty of comfortable living space. Quality hardwood flooring throughout the main and upper levels adds to the charm of the home, while the overall condition reflects how well it has been maintained over the years. This custom cherry wood cabinets highlights the kitchen which is in excellent condition and features a well-designed layout with a central island that creates a natural gathering point for the home. Plenty of counter space provides an abundance of room for cooking and meal preparation, while the thoughtful layout makes the space both practical and inviting. The outdoor space is a true highlight. The large, private corner lot offers plenty of room to relax, garden, or entertain, featuring a beautifully landscaped interior courtyard, a wraparound deck off the corner of the home, and a welcoming front porch—perfect for morning coffee or relaxing summer evenings. Located in one of Calgary's most desirable and established northwest communities, Banff Trail offers an unbeatable inner-city lifestyle. Enjoy quick access to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, SAIT, Confederation Park, schools, shopping, transit and major roadways, all while coming home to a quiet, mature residential neighbourhood. A beautiful home, an incredible lot and location that is difficult to beat. If you are an investor seeking rental income or a

developer searching for a premium 66'X 128' intercity corner lot this property offers exceptional value and future potential