



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2207 VICTORIA Crescent, Calgary T2M 4E4**

MLS®#: **A2149634**

Area: **Banff Trail**

Listing Date: **08/21/24**

List Price: **\$949,999**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1953**

Finished Floor Area

Abv Sqft: **1,289**

Low Sqft:

Ttl Sqft: **1,289**

Lot Information

Lot Sz Ar: **8,675 sqft**

Lot Shape:

DOM

**28**

Layout

Beds: **3 (2 1 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Fire Pit,Garden,Playground**

Construction: **Wood Frame**  
Flooring: **Carpet,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bookcases,Built-in Features,Laminate Counters,Open Floorplan,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`0" x 11`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>16`10" x 10`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`2" x 7`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 8`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>23`3" x 12`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>16`8" x 9`0"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>12`10" x 9`9"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>13`0" x 7`5"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`10" x 7`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`9" x 7`11"</b>
<b>Family Room</b>	<b>Basement</b>	<b>22`0" x 11`8"</b>
<b>Laundry</b>	<b>Basement</b>	<b>13`2" x 7`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9110GI**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Discover an extraordinary opportunity in the heart of Banff Trail—one of Calgary's most sought-after neighborhoods. This exceptional property boasts a massive 8,675 sq ft lot, offering endless possibilities for development or creating your dream home. With a 61-foot frontage, approximately 120 feet of depth, and an expansive 93-foot width at the back, this lot is a rare find in a location where luxury redevelopment is flourishing on every street. Just minutes from downtown Calgary, the University of Calgary, SAIT, North Hill Mall, McMahon Stadium, Foothills Hospital, Children's Hospital, and the vibrant University District, this property combines unparalleled convenience with the tranquility of a well-established community. Top-rated schools are within walking distance, making it an ideal location for families. Step inside to explore over 2,790 sq ft of well-designed living space. The main floor is bright and spacious, featuring a large family room, a dining area, two generously sized bedrooms, and a full bath. The property also includes a unique covered pool area, perfect for year-round enjoyment. Completing the package is an oversized single garage with ample storage space, easily accessible from the back lane. Whether you're looking to enjoy the home as it stands, capitalize on its rental potential, or embark on a transformative redevelopment project, this property promises significant returns and the comfort of living in one of Calgary's premier neighbourhoods. Seize this rare opportunity to invest in a property where the possibilities are as vast as the lot itself. Your vision awaits in Banff Trail—Calgary's destination for upscale living and smart investment.**

Inclusions:

**N/A**

Property Listed By:

**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**