



**2820 MORLEY Trail, Calgary T2M4G7**

MLS®#: **A2153791** Area: **Banff Trail** Listing Date: **08/01/24** List Price: **\$1,350,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1957**  
Lot Information  
 Lot Sz Ar: **6,006 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,104**  
 Low Sqft:  
 Ttl Sqft: **2,104**

DOM

**49**  
Layout  
 Beds: **7 (3 4 )**  
 Baths: **5.0 (5 0)**  
 Style: **Bi-Level,Up/Down**

Parking

Ttl Park: **5**  
 Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape,Landscaped,Level,Rectangular Lot,See Remarks**  
 Park Feat: **Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Rolled/Hot Mop**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`5" x 12`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>21`0" x 14`5"</b>
<b>Storage</b>	<b>Main</b>	<b>5`7" x 5`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`10" x 5`3"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`6" x 10`2"</b>
<b>Kitchen</b>	<b>Lower</b>	<b>13`9" x 9`10"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`9" x 10`2"</b>

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`5" x 13`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>21`0" x 11`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`9" x 10`10"</b>
<b>Laundry</b>	<b>Lower</b>	<b>11`2" x 10`2"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`9" x 12`10"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`9" x 10`2"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

**4pc Ensuite bath  
3pc Bathroom**

**Main  
Lower**

**0`0" x 0`0"  
0`0" x 0`0"**

**4pc Ensuite bath  
3pc Bathroom**  
Legal/Tax/Financial

**Main  
Lower**

**0`0" x 0`0"  
0`0" x 0`0"**

Title:  
**Fee Simple**  
Legal Desc:

**907GS**

Zoning:  
**M-C1**

Remarks

Pub Rmks: **This unique tri-plex property is a significant revenue generator and prime investment opportunity. With M-C1 zoning for mixed residential developments, it offers the potential for future redevelopment into an apartment complex. The newly renovated features a spacious open kitchen with a large island on the main floor, ideal for hosting. Each of the three large bedrooms on the main level has its own ensuite, ensuring privacy and comfort for guests or tenants. The lower level adds flexibility and convenience with separate entrances, accommodating two legal suites, with bathrooms shared between every two bedrooms. Originally a 4-plex, it now includes four furnaces and four new water tanks for separate meters. The targeted rental income is \$3,200 per month for the lower level, while the Airbnb income averages \$8,000 per month for the main level. Ample parking includes a large pad suitable for RVs or boats, and additional storage is available with an outdoor shed. Located near a university and high school, this property is an attractive investment and poised for significant cash flow enhancement and future development potential.**

Inclusions: **N/A**  
Property Listed By: **Top Producer Realty and Property Management**

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