



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2820 MORLEY Trail #2820, Calgary T2M 4G7**

MLS® #: **A2191476**      Area: **Banff Trail**      Listing Date: **01/31/25**      List Price: **\$1,390,000**  
 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

**1**  
Layout  
 Beds: **7 (3 4 )**  
 Baths: **5.0 (5 0)**  
 Style: **Bi-Level,Up/Down**

Parking

Ttl Park: **5**  
 Garage Sz:

Access:

Lot Feat: **City Lot,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,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

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

Kitchen Appl: **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
Living Room	Main	14`5" x 12`10"
Storage	Main	5`7" x 5`3"
Kitchen	Lower	13`9" x 9`10"
Bedroom	Lower	13`9" x 10`2"
3pc Bathroom	Lower	
Bedroom	Main	21`0" x 11`2"
Bedroom	Lower	13`9" x 12`10"

Room	Level	Dimensions
Bedroom	Main	21`0" x 14`5"
Bedroom	Lower	11`6" x 10`2"
Laundry	Main	8`10" x 5`3"
4pc Ensuite bath	Main	
Bedroom - Primary	Main	14`5" x 13`1"
Kitchen	Lower	11`2" x 10`2"
Kitchen	Main	14`9" x 10`10"

Bedroom  
4pc Ensuite bath

Lower  
Main

13`9" x 10`2"

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

Main  
Lower

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**M-C1**

**907GS**

Remarks

Pub Rmks:

**This spacious 3,786 sqft triplex presents a rare opportunity. Originally a 4-plex, this home has been transformed into an up-and-down 3 separate units. Being one of only four M-C1 zoned lots in the community, allows for multi-residential developments, making this an outstanding investment for both rental income and future redevelopment. Perfect for a Short-Term Rental Business and Ideal for a Daycare Business. Recently, the upper level was professionally designed and renovated to optimize short-term rental operations. Inside, an inviting open kitchen with a large island makes the space perfect for hosting guests. The main floor boasts three generously sized bedrooms, each featuring a private ensuite bathroom, ensuring the utmost comfort and privacy for tenants or Airbnb guests. Beyond its rental potential, this property is well-suited for a daycare business. The spacious layout, multiple bathrooms, and secure automatic sliding glass door at the rear provide a safe and functional environment for childcare. Additionally, the large parking pad ensures easy drop-offs and pick-ups for parents, while the outdoor shed and additional storage offer convenient space for daycare supplies. Versatile Layout & Unique Features The basement level features separate entrances, allowing for flexible rental arrangements. The lower floor includes: - 4 bedrooms, 2 kitchen, and 2 bathrooms - Independent access from both ends of the house - Multiple utility installations for efficiency Additional highlights include: - 7 bedrooms & 5 full bathrooms - 4 furnaces, 4 water tanks & 4 electric meters - 3 kitchens & 2 laundry rooms - Commercial air conditioning for optimal comfort - Large parking pad (fits up to 4 cars, plus RV/boat space) - Projected rental income: \$6,000/month (long-term) or \$8,000-\$10,000/month (short-term) With its unique zoning, high rental income potential, and adaptability for both short-term rental and daycare use, this property is a remarkable investment.**

Inclusions:  
Property Listed By:

**None**  
**Top Producer Realty and Property Management**

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











