

3039 COCHRANE Road, Calgary T2M 4J4

Banff Trail 02/26/25 MLS®#: A2197279 Area: Listing List Price: **\$870,000**

Status: **Active** Calgary Association: Fort McMurray County: Change: None

Date:

General Information

Prop Type:

Year Built: 1955 Lot Information

Lot Shape:

Sub Type: City/Town: Calgary

Lot Sz Ar:

Access:

Lot Feat: Park Feat: Residential

Detached

Finished Floor Area Abv Saft: 1,014 Low Sqft:

5,952 sqft Ttl Sqft:

1.014

<u>Parking</u> Ttl Park:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

1 1 Garage Sz:

4 (3 1) 2.0 (2 0)

Bungalow

Back Lane, Back Yard, Fruit Trees/Shrub(s), Level, Rectangular Lot, See Remarks **Single Garage Detached**

Utilities and Features

Flooring:

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Vinyl Siding, Wood Frame**

Sewer:

Ext Feat: None Carpet, Hardwood, Tile Water Source:

> Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Int Feat: Granite Counters, No Animal Home, No Smoking Home

Utilities: Room Information

Room Level **Dimensions** Room Level **Dimensions**

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-CG

Pub Rmks:

Legal Desc: 907GS

Remarks

ATTENTION: INVESTORS / BUILDERS / DEVELOPERS This property presents an exceptional opportunity for redevelopment, investment, or for those simply looking for

a lovely home in a prime location. Located in the community of Banff Trail, a premier inner city community that is being redeveloped at a quick pace, this expansive property spans approximately 5,737 square feet of flat land, and is situated on a quiet street with alley access on both the rear and side of the lot, offering numerous possibilities for redevelopment. Lovingly maintained, this 3 bed / 2 bath bungalow boasts a Bright Living Room with a bay window, Dining Room, Kitchen with plenty of counter space and an eating area, 2 Bedrooms, an Office which could be converted back to a bedroom, and a 4pc Bathroom. Natural Hardwood Flooring in great condition throughout main floor adds warmth & character. The basement is fully developed with Recreation / Family Room, oversized Bedroom, dedicated Storage Room, Laundry area and 3pc bath. Large lot with Single Garage and plenty of street parking. Superb location! Families will appreciate the convenience of having schools within walking distance (Banff Trail School, William Aberhart School, Senator Patrick Burns School), and it is in close proximity to UofC, SAIT, UA Arts, Foothills & Children's Hospitals. West Confederation Park is just a block away and nearby Confederation Park provides access to the Calgary Pathway System for walking, biking or running, offering a lifestyle that embraces nature and recreation. Commuting from this location is a breeze! Excellent public transit connections: Bus stops are just steps away & approximately 10 minute walk to University LRT Station. Driving time to Downtown is about 15 min. This property is a gem. Don't miss this incredible opportunity in a prime location with amazing potential. Book your showing today!

Inclusions:
Property Listed By:

Royal LePage Benchmark

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











