

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:

Hot Tub "AS-IS"

Royal LePage Benchmark

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









3039 Cochrane Rd NW, Calgary, AB

Basement (Below Grade) Exterior Area 952.52 sq ft
Interior Area 852.45 sq ft



3039 Cochrane Rd NW, Calgary, AB

Detached Garage Exterior Area 313.02 sq ft
Interior Area 284.05 sq ft

