

# \$1,149,000 - 2140 Halifax Crescent Nw, Calgary

MLS® #A2244819

**\$1,149,000**

5 Bedroom, 3.00 Bathroom, 1,300 sqft  
Residential on 0.16 Acres

Banff Trail, Calgary, Alberta

Attention Developers & Investors! Prime 66â€™™ x 128â€™™ R-CG CORNER lot in the heart of Banff Trailâ€™™ideal for townhomes or multi-family. This rare street-end parcel features a well-kept 5-bed, 3-bath bungalow with nearly 2,500 sq ft of developed space, single detached garage, and large deck. Hold, rent, or redevelopâ€™™options abound! Located steps from U of C, Foothills Hospital, French Immersion schools, Market Mall, LRT, and McMahon Stadium. A standout opportunity in a thriving inner-city community with major redevelopment momentum.

Built in 1954

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244819    |
| Price          | \$1,149,000 |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,300       |
| Acres          | 0.16        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                          |
|-------------|--------------------------|
| Address     | 2140 Halifax Crescent Nw |
| Subdivision | Banff Trail              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2M4C7                   |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 1                                                |
| Parking        | Alley Access, Off Street, Single Garage Detached |
| # of Garages   | 1                                                |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home            |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Has Basement      | Yes                                        |
| Basement          | Finished, Full, Suite                      |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                             |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Irregular Lot, Open Lot |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Wood Frame                                                                       |
| Foundation        | Poured Concrete                                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 26              |
| Zoning         | R-CG            |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.