

# \$980,000 - 2219 Halifax Crescent Nw, Calgary

MLS® #A2233489

**\$980,000**

4 Bedroom, 2.00 Bathroom, 1,436 sqft

Residential on 0.17 Acres

Banff Trail, Calgary, Alberta

**\*\*\*OPEN HOUSE\*\*\*** Sunday August 24, 2025, 10am - 12pm\*\*\* Welcome to this **BEAUTIFULLY SPACIOUS BUNGALOW** in the heart of **BANFF TRAIL**, set on an **OVERSIZED 60 FT FRONTAGE LOT WITH AN IRREGULAR DEPTH OF 105 FT& 120 FT**. Situated on a **QUIET STREET** and just **ONE BLOCK FROM THE BANFF TRAIL LRT**, this inner-city gem offers **OVER 1,400 SQ FT ABOVE GRADE** and a perfect blend of comfort and potential. Inside, youâ€™ll find a **BRIGHT, OPEN LIVING SPACE** with **LARGE WINDOWS**, a **DEDICATED DINING AREA**, and a **WELL-LAID-OUT KITCHEN** ready for your personal touch. Enjoy year-round comfort with **CENTRAL AIR CONDITIONING**. The main floor features **THREE GENEROUSLY SIZED BEDROOMS** and a **STYLISH 5-PIECE BATHROOM** WITH **DUAL VANITY**. The **WALK-UP BASEMENT** WITH **SEPARATE ENTRANCE** includes a **FOURTH BEDROOM**, **FULL BATH**, and **FLEXIBLE SPACE FOR FUTURE DEVELOPMENT**. Outside, enjoy a **RARE OVERSIZED DOUBLE GARAGE** WITH A **DRIVE-THRU DESIGN**â€”providing convenient access from both the front driveway and rear lane. Plus, the **LONG FRONT DRIVEWAY** can accommodate **UP TO THREE ADDITIONAL VEHICLES**. Just minutes from the **UNIVERSITY OF CALGARY**, **TRANSIT**, **PARKS**, and **AMENITIES**, this home offers **SPACE**, **CHARACTER**, and **LONG-TERM POTENTIAL** in a **PRIME LOCATION!**



Built in 1955

## Essential Information

MLS® #	A2233489
Price	\$980,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,436
Acres	0.17
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2219 Halifax Crescent Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4E1

## Amenities

Parking Spaces	5
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Parking Pad, Concrete Driveway, Enclosed, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Living Room, Wood Burning, Gas Log
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Up To Grade

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 30th, 2025
Days on Market	55
Zoning	R-CG

## Listing Details

Listing Office	2% Realty
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