

# \$754,900 - 2515 Morley Trail Nw, Calgary

MLS® #A2235156

## \$754,900

3 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

Situated on a 50' x 120' R-CG lot with a sunny south-facing backyard, this 2+1 bedroom home offers strong investor appeal for future infill or multi-residential development. Conveniently located within walking distance to the C-Train, the University of Calgary, several schools, the Confederation Golf Course, and the North Hill Mall.

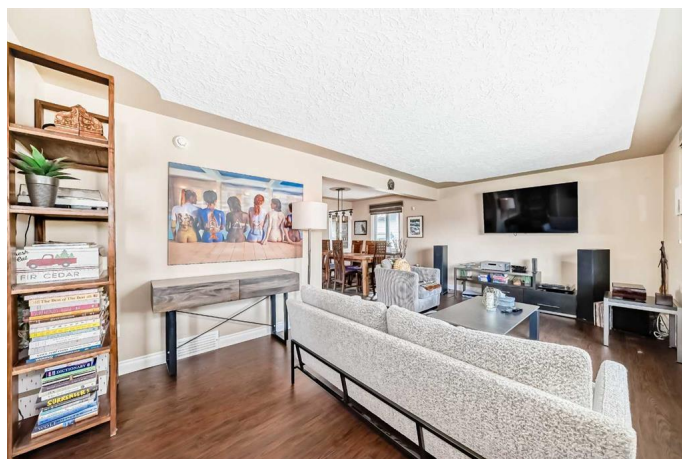
The oversized 22' x 28' garage is insulated, which is ideal for year-round use. Upgrades include newer shingles, an updated electrical panel, and almost all windows have been replaced; the furnace and hot water tank have also been replaced. The kitchen features quartz countertops and a stainless steel appliance package. Both bathrooms have been upgraded, with the main featuring tile floors, quartz counter top, a soaker tub, with rain shower.

The home also includes a fully legal 1-bedroom basement suite, offering excellent income potential or additional living space.

Built in 1953

## Essential Information

MLS® #	A2235156
Price	\$754,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,036
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2515 Morley Trail Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4G6

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Wall Unit(s)
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 27th, 2025
Days on Market	57
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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