

2515 Morley Trail NW
Calgary, Alberta
MLS # A2235156

\$774,900

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Basement suite appliances

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.