

# \$838,000 - 2472 Capitol Hill Crescent Nw, Calgary

MLS® #A2235488

**\$838,000**

6 Bedroom, 3.00 Bathroom, 1,075 sqft

Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

This property is a prime location/opportunity for Developers/Investors or Homeowners that would like to build their equity to maximize the home value. This home sits on a 50 ft x 120 ft lot. Ideally situated a close walk to the U of Calgary, 10 minutes to Downtown, shopping schools, parks. Banff Trail LRT station. This home features newer shingles(2019) newer hot water tank, and some newer windows

Built in 1953

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2235488      |
| Price          | \$838,000     |
| Bedrooms       | 6             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,075         |
| Acres          | 0.14          |
| Year Built     | 1953          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 2472 Capitol Hill Crescent Nw |
| Subdivision | Banff Trail                   |
| City        | Calgary                       |



|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2M 4C2 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | See Remarks                  |
| Appliances        | Electric Stove, Refrigerator |
| Heating           | Forced Air                   |
| Cooling           | None                         |
| Has Basement      | Yes                          |
| Basement          | See Remarks                  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Siding     |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 81              |
| Zoning         | R-CG            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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