

# \$725,000 - 3507 Morley Trail Nw, Calgary

MLS® #A2244096

**\$725,000**

3 Bedroom, 2.00 Bathroom, 1,408 sqft  
Residential on 0.14 Acres

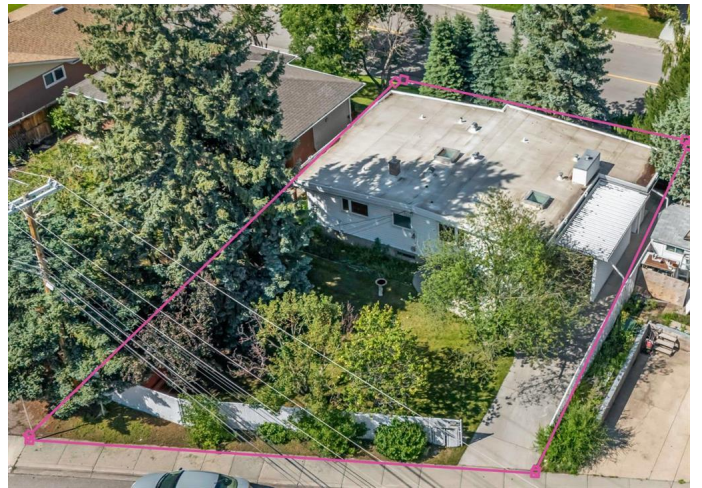
Banff Trail, Calgary, Alberta

Opportunities to own on this tucked-away stretch of Morley Trail are few & far between! Enjoy an unbeatable location less than 2 blocks from the University LRT train station, the U of C & countless amenities – yet nestled among mature trees in a peaceful, slightly secluded setting.

This exceptional LOT SPANS OVER 60 FEET ACROSS THE FRONT, offering endless potential. Whether you choose to update the existing home to suit your style, rent it out as a revenue property, or build your dream home, this is a rare opportunity you won't want to miss.

The well-maintained 1,400+ sq ft BUNGALOW is MOVE-IN READY & brimming with character! Features ORIGINAL HARDWOOD FLOORING, a spacious living room & three bedrooms on the main level, along with a kitchen & dining room. The MID-CENTURY MODERN feel shines through with WOOD BEAMED CEILINGS, warm FIREPLACE & the skylights that brighten up the space. The quintessential window over the sink overlooks the SUNNY SOUTH YARD & a convenient laundry chute in the bathroom adds a charming touch. The primary bedroom includes an ENSUITE BATHROOM for added convenience. The basement offers EXCELLENT POTENTIAL WITH A SEPARATE ENTRANCE.

Notable updates over the years include WINDOWS, FURNACE, ROOF & a new 40-gal HOT WATER TANK. Outside, you'll



love the expansive, South backyard & the convenience of an ATTACHED CARPORT, EXTRA-LONG DRIVEWAY & STREET PARKING on the front & the back of the house.

Where else can you find something within WALKING DISTANCE TO ALL LEVELS OF SCHOOLING!.. K-12, English & French Immersion plus a TOP-RATED University? You're also close to Brentwood Mall, shops, playgrounds, public transit & Nose Hill Park - plus a quick commute downtown.

Nearby Schools Include: Banff Trail (K-12) Senator Patrick Burns (6-9) William Aberhart (10-12) Collingwood (K-6) Brentwood (K-6) St. Luke Bilingual (K-6) St. Margaret School (K-9) St. Francis (10-12) Foothills Academy (3-12)

Don't miss your chance to explore the possibilities!

Built in 1965

### Essential Information

MLS® #	A2244096
Price	\$725,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,408
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address 3507 Morley Trail Nw

Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4H5

### **Amenities**

Parking Spaces	2
Parking	Additional Parking, Carport, Concrete Driveway, Covered, Driveway, On Street, Attached Carport, Rear Drive

### **Interior**

Interior Features	Beamed Ceilings, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Flat
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 30th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Masters
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