

# \$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

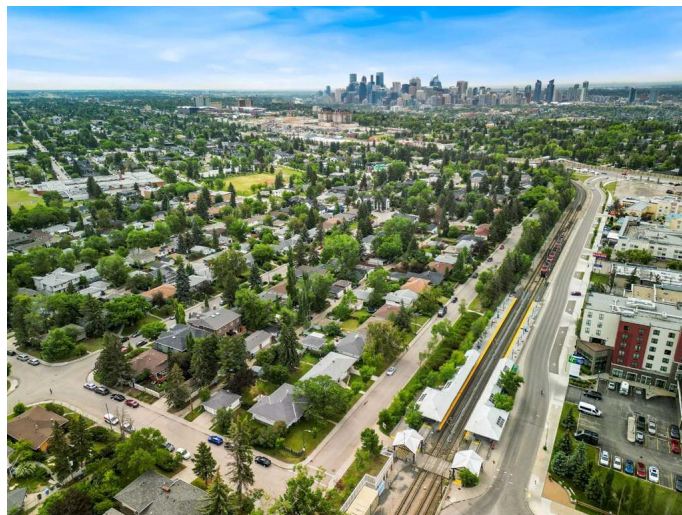
Built in 1953

## 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	6
Zoning	R-CG

### Listing Details

Listing Office	MaxWell Capital Realty
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