

\$799,900 - 2515 Morley Trail Nw, Calgary

MLS® #A2235156

\$799,900

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.

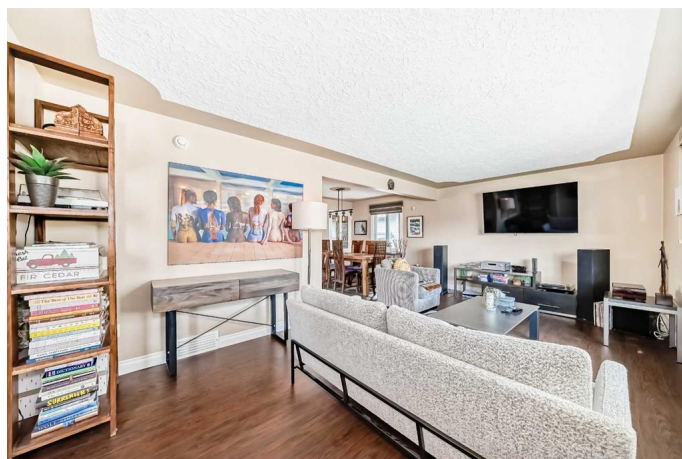
The oversized 22' x 28' garage is insulated, which is ideal for year-round use. Upgrades include newer shingles, an updated electrical panel, and almost all windows have been replaced; the furnace and hot water tank have also been replaced. The kitchen features quartz countertops and a stainless steel 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 | \$799,900 |
| 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 | 19 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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