

**2472 Capitol Hill Crescent NW**  
**Calgary, Alberta**

**MLS # A2293405**



**\$819,000**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,097 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Welcome to an exceptional opportunity in the heart of Banff Trail, one of Calgary’s most sought-after inner-city communities. Situated on a 50’ x 120’ R-CG lot, this versatile 4-level split offers immediate rental income, long-term redevelopment potential, and an unbeatable location steps from the University of Calgary, Foothills Hospital, Children’s Hospital, McMahon Stadium, and two C-Train stations. With over 2,000 sq ft of total living space, this home features 6 bedrooms and 3 full bathrooms, making it ideal for student housing, medical residents, practicum students, or multi-generational living. Previously rented for \$5,400/month, the property is vacant and ready for its next chapter – whether that’s as a high-yield rental or a redevelopment project. The main level offers a bright living room with large windows, hardwood flooring, and a functional kitchen/dining layout. Each of the three additional levels includes two spacious bedrooms and a full bathroom, creating natural separation and privacy between living areas. The lower levels also include a large utility/laundry room and ample storage. Outside, you’ll find a private fenced backyard, a single detached garage, and additional parking on the gravel pad. The real value lies in the R-CG zoning and the clean, rectangular lot confirmed by the Real Property Report. This zoning supports a wide range of redevelopment options, including rowhouses, fourplexes, semi-detached homes with suites, or a laneway home – making this an ideal site for builders, investors, or those looking to create multi-unit housing in a high-demand rental corridor. Recent updates include a new roof (2019) and hot water tank (2023). With its prime location, strong rental history, and redevelopment flexibility, this property offers exceptional upside in one of Calgary’s most desirable neighbourhoods.

Opportunities like this are rare &mdash; secure your position in Banff Trail today.