

\$549,900 - 2607 Canmore Road Nw, Calgary

MLS® #A1146010

\$549,900

2 Bedroom, 2.00 Bathroom, 918 sqft
Residential on 0 Acres

Banff Trail, Calgary, Alberta

This STUNNING 4 level split has been completely renovated and is nestled on a quiet street across from Confederation Park so you can enjoy stunning views all year long. Inside, the bright open concept main floor greets you with a large living and dining room with vaulted wood ceilings. The kitchen has been fully renovated, with a new stainless steel appliance package, baseboard drawers, beautiful solid wood cabinetry by Superior Cabinets, and a large central island for added work space and storage. The kitchen and dining room stay bright and sunny with skylights overhead. A large bay window in the living room provides you with views of Confederation Park and the brick faced gas fireplace will keep you toasty when the weather cools down. Upstairs you will find an outstanding space, currently used as a sewing room, it would make a great home office or could easily be converted to a bedroom. The fully finished basement includes 2 bedrooms, laundry and storage facilities, & 3 pc bath. Outside features a brand-new cedar deck in the private fully fenced South West facing backyard. Low maintenance landscaping including artificial turf means this yard is ready to entertain all year round. A single detached garage, and additional rear parking pad means there is no fighting for a spot ! The Storage shed allows you to keep all your gardening tools organized and stored. This unique home is a beauty and the location can not be overlooked.



Built in 1962

Essential Information

MLS® #	A1146010
Price	\$549,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	918
Acres	0.00
Year Built	1962
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

Community Information

Address	2607 Canmore Road Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4J5

Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached
# of Garages	1

Interior

Interior Features	Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2021
Days on Market	42
Zoning	R-C2

Listing Details

Listing Office	Courtesy Of RE/MAX FIRST
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