

2747 Morley Trail NW
Calgary, Alberta

MLS # A2210028



\$499,900

Division: Banff Trail

Lot Size: 0.09 Acre

Lot Feat: Back Lane, City Lot, Cleared, Corner Lot, See Remarks, Triangular Lot

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Build in Banff Trail! This lot comes with an approved Development Permit and plans for a stunning 2,100 square foot, 4 bedroom, 3.5 bath single family infill with DOUBLE ATTACHED GARAGE and massive primary — this lot is builder-ready with everything you need to get started. Subdivision is complete with new title issued and no demolition or abatement is necessary as this is a vacant, untouched lot. Banff Trail is an unbeatable location with easy access to Crowchild Trail, 16th Avenue, and a quick commute to downtown Calgary. You're close to the city's vibrant business district, cultural spots, top restaurants, and entertainment venues. Nature lovers will appreciate parks and green spaces (you're only steps to Confederation Park) plus, close proximity to schools, healthcare, grocery stores, and local shops—making it the ultimate blend of urban convenience and community feel. Public transport is a breeze with nearby bus routes and C-Train stations. And you're minutes from SAIT and the University of Calgary. For the sports and leisure enthusiasts, Confederation Park Golf Course, Foothills Athletic Park, and McMahon Stadium are all nearby. This is a rare opportunity to build your dream home or make your next project a reality in one of Calgary's most desirable neighbourhoods! Lot Only. Artistic renderings are for illustrative purposes only.