

\$499,900 - 2747 Morley Trail Nw, Calgary

MLS® #A2210028

\$499,900

0 Bedroom, 0.00 Bathroom,
Land on 0.09 Acres

Banff Trail, Calgary, Alberta

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 â€” 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.

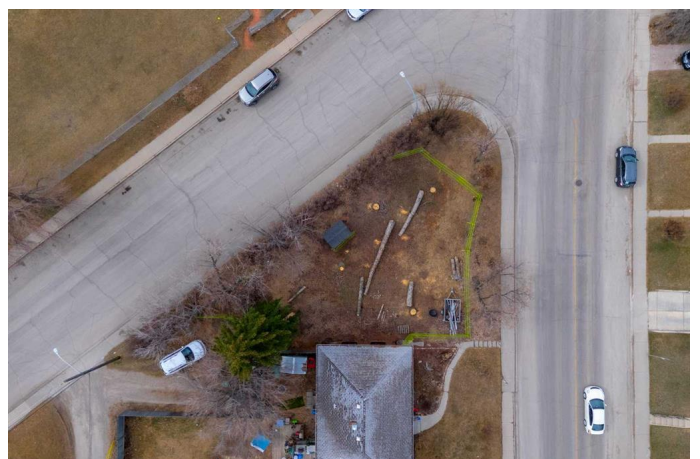
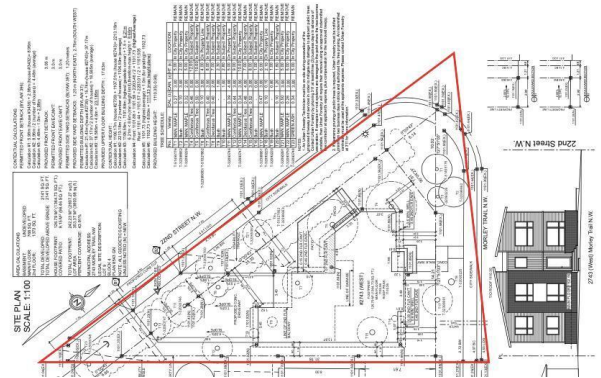
Youâ€™re close to the cityâ€™s vibrant business district, cultural spots, top restaurants, and entertainment venues.

Nature lovers will appreciate parks and green spaces (youâ€™re only steps to Confederation Park) plus, close proximity to schools, healthcare, grocery stores, and local shopsâ€”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 youâ€™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 Calgaryâ€™s most desirable neighbourhoods!

Lot Only. Artistic renderings are for illustrative



purposes only.

Essential Information

| | |
|-----------|------------------|
| MLS® # | A2210028 |
| Price | \$499,900 |
| Bathrooms | 0.00 |
| Acres | 0.09 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 2747 Morley Trail Nw |
| Subdivision | Banff Trail |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M 4G7 |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Lane, City Lot, Corner Lot, See Remarks, Cleared, Triangular Lot |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 66 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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