

# \$875,000 - 2452 Capitol Hill Crescent Nw, Calgary

MLS® #A2248487

**\$875,000**

4 Bedroom, 2.00 Bathroom, 1,072 sqft

Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

Retro charm with modern conveniences, come see this upgraded bungalow in the highly desired neighborhood of Banff Trail. Fresh paint, a new furnace (2021) upgraded electrical for both main floor and basement suite (illegal) his home is move in ready. The main floor features gorgeous hardwood floors throughout and the renovated kitchen features a slate tile floor, a new refrigerator and large windows bringing in natural light. The main level has 2 bedrooms, a 4 piece bathroom with floor-to-ceiling tiles, hardwood and slate tile throughout. Large windows bring in lots of natural light. The upgraded 2 bedroom illegal suite includes a gas fireplace, private entrance and shared laundry. The large private backyard features a stone patio, large deck and fire pit for our gorgeous summer weather and single detached garage. Close to transit, U of C and across the street from McMahon Stadium, your new home would be a great meeting spot for all your friends before football games.

Built in 1952

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2248487  |
| Price      | \$875,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,072       |
| Acres          | 0.14        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 2452 Capitol Hill Crescent Nw |
| Subdivision | Banff Trail                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2M 4C2                       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                                |
| Appliances        | Dishwasher, Dryer, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                     |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Gas                                                                                                            |
| Has Basement      | Yes                                                                                                            |
| Basement          | Finished, Full, Suite                                                                                          |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Fire Pit, Garden |
| Lot Description   | Rectangular Lot  |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding     |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 12                |
| Zoning         | R-CG              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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