

# \$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.

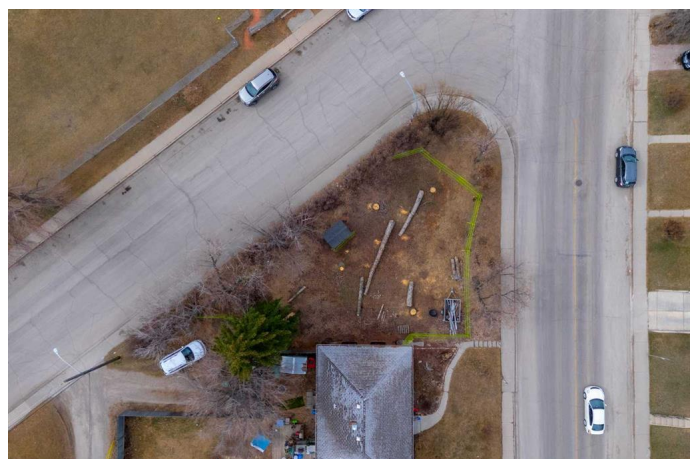
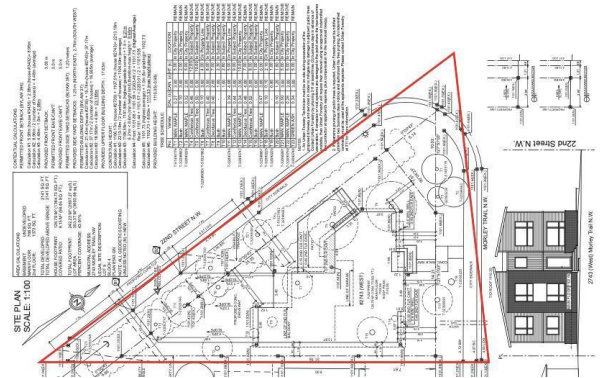
Banff Trail is an unbeatable location with easy access to Crowchild Trail, 16th Avenue, and a quick commute to downtown Calgary.

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	72
Zoning	R-CG

## Listing Details

Listing Office	4th Street Holdings Ltd.
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.