

# \$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	1
Zoning	R-CG

**Listing Details**

Listing Office	MaxWell Capital Realty
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