

**3008 Morley Trail NW  
Calgary, Alberta**

**MLS # A2267799**



# \$899,000

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,251 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot, See Remarks, etc.		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Garden Shed

Welcome to this 50' x 120' property in the community of Banff Trail - located on an M-C1 zoned lot. This residence offers a thoughtful blend of comfortable living spaces, established landscaping and a location that provides the best inner-city convenience. Located minutes away from U of C, Foothills Hospital, Children's Hospital, SAIT, plus more! This 4 level split home is highly desirable, featuring 6 bedrooms and 3 full washrooms. An oversized double detached garage with an additional parking pad is another highlight of this home, providing extra convenience.