

# \$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.

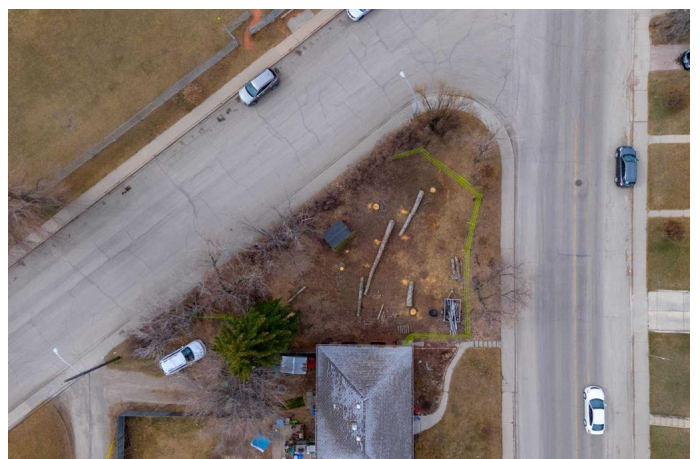
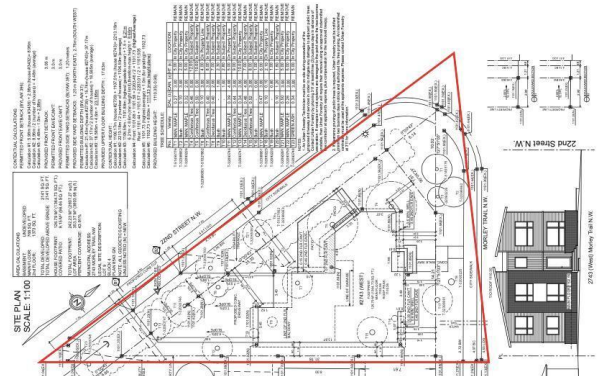
Youâ€™re close to the cityâ€™s vibrant business district, cultural spots, top restaurants, and entertainment venues.

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, Cleared, Corner Lot, See Remarks, City Lot, Triangular Lot |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 19               |
| Zoning         | R-CG             |

### Listing Details

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

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