

# \$700,000 - 2607 Morley Trail Nw, Calgary

MLS® #A2247967

**\$700,000**

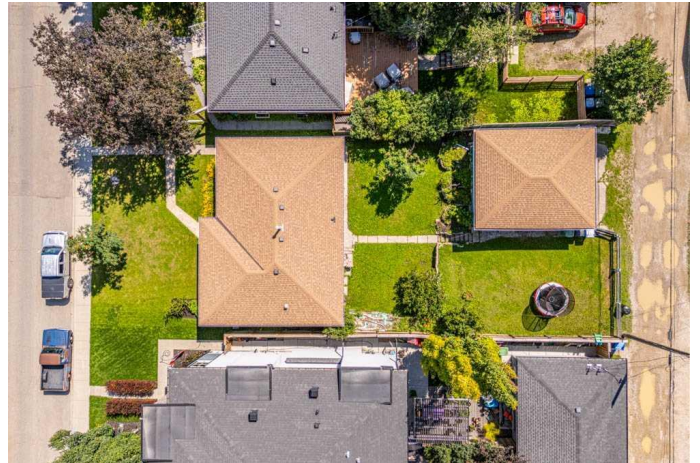
0 Bedroom, 0.00 Bathroom,  
Land on 0.14 Acres

Banff Trail, Calgary, Alberta

Situated on a prime 50' x 120' R-CG lot with a sunny south-facing backyard in Banff Trail, one of Calgary's most desirable inner-city communities, this property presents a rare opportunity for future infill or multi-residential development (subject to City of Calgary approvals and permitting). Whether you choose to maximize density under current zoning or explore rezoning for additional dwellings, the redevelopment potential is outstanding.

The location is unbeatable: just steps to the LRT and minutes from the University of Calgary, Banff Trail and William Aberhart Schools, Confederation Park, Foothills Hospital, Alberta Children's Hospital, and major shopping destinations.

With high rental demand and strong land value growth, this is an exceptional long-term investment. Opportunities in such a strategic location are rare—secure your next profitable project today.



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2247967  |
| Price     | \$700,000 |
| Bathrooms | 0.00      |
| Acres     | 0.14      |
| Type      | Land      |

|          |                  |
|----------|------------------|
| Sub-Type | Residential Land |
| Status   | Active           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2607 Morley Trail Nw |
| Subdivision | Banff Trail          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2M 4G6              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 3                 |
| Zoning         | R-CG              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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