

# \$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.

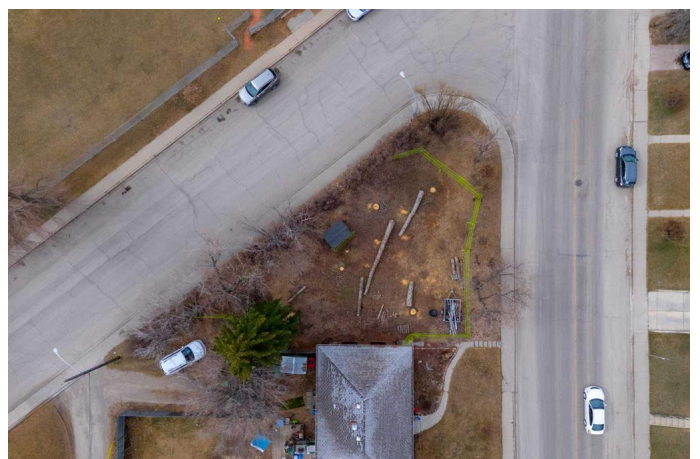
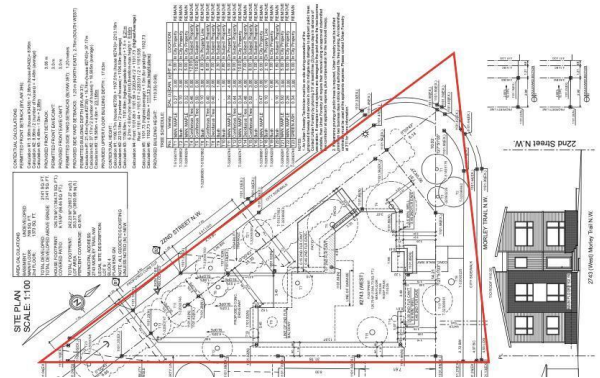
Youâ€™re close to the cityâ€™s vibrant business district, cultural spots, top restaurants, and entertainment venues.

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	10
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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