

**2615 Canmore Road NW**  
Calgary, NW



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**RENT**

**\$459,888**

**2 Bedrooms | 2 Bathrooms | 908 Sqft**

Fantastic investment opportunity awaits in Banff Trail NW! This cozy semi-detached home has 3 bedrooms and 2 four-piece full bathrooms, located right across from West Confederation Park with splash play area, tennis court, walking and jogging paths, walking distance to K-12 schools (CBE and Catholic), close to University of Calgary and SAIT, and very close to Confederation Golf Course. Great environment to raise your family with all kinds of amenities nearby and convenience to schools and recreation. Main floor will greet you with an open concept living, kitchen and dining rooms with large window and skylight. 2 bedrooms on this floor have their own closet, laundry is located on this floor as well as the basement. The basement suite (illegal) has its own living, kitchen, dining and large size bedrooms with descent size closet and storage. The separate entrance to the lower level provides you privacy above and below. Brentwood shopping centre is within a short driving distance. The appliances have been recently upgraded by the seller. Separate laundry for main floor and basement. 2 parking spots from the back alley. Bus stops are only steps away. Very easy access to Crowchild Tr, 14st and 16Ave (HWY1), John Laurie Blvd. The property is tenant occupied: rented \$1300/month (main floor) and \$1000/months (basement) plus utilities. You could live



**Kathy Randal**

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For full listing details, please scan:

