

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

MLS® #A2247967

**\$700,000**

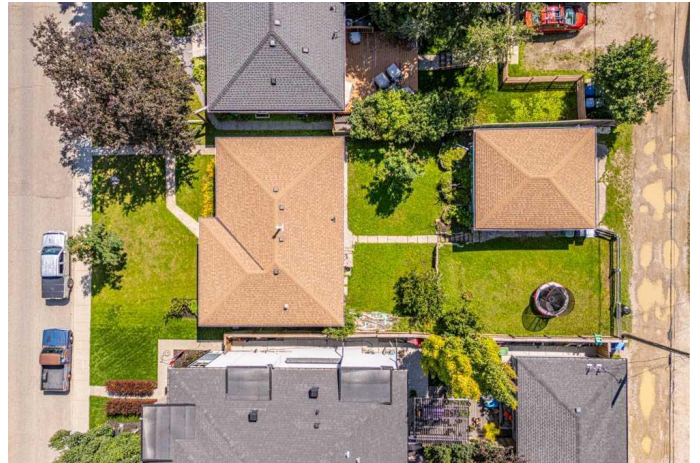
0 Bedroom, 0.00 Bathroom,  
Land on 0.14 Acres

Banff Trail, Calgary, Alberta

Situated on a prime 50â€™™ x 120â€™™ R-CG lot with a sunny south-facing backyard in Banff Trail, one of Calgaryâ€™™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 Childrenâ€™™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 rareâ€™™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	1
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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