

\$1,399,900 - 2827 Canmore Road Nw, Calgary

MLS® #A2268903

\$1,399,900

4 Bedroom, 3.00 Bathroom, 2,131 sqft

Residential on 0.13 Acres

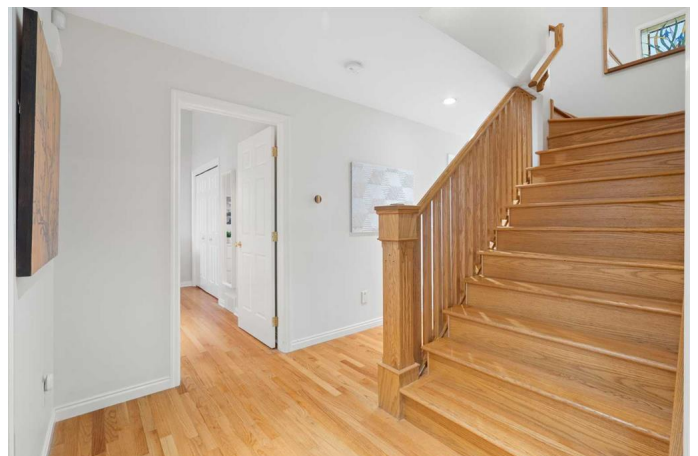
Banff Trail, Calgary, Alberta

Rarely does a home come to market on this highly sought-after street directly across from Confederation Park. Lovingly maintained and cared for, with no cost spared and many updates over the years including air conditioning, tankless hot water, and a newer roof, this warm and inviting home offers bright, open living spaces with vaulted ceilings, hardwood floors, and a welcoming flow. The newer kitchen features quartz counters, classic cabinetry, and views of the private yard with a gas line ready for summer BBQs. Upstairs, the serene primary suite opens to a balcony overlooking the park, complemented by a spacious family room filled with natural light. The finished basement adds versatility with a large bedroom and bath, ideal for guests or teens. A heated triple garage is a rare advantage in this coveted NW pocket. Families will appreciate access to Banff Trail School, Branton, Aberhart, St Francis, Montessori options, pathways, U of C, SAIT, and downtown. A truly special opportunity

Built in 1954

Essential Information

MLS® #	A2268903
Price	\$1,399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	2,131
Acres	0.13
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2827 Canmore Road Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M4J7

Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Alley Access, Garage Door Opener, Garage Faces Rear, In Garage Electric Vehicle Charging Station(s), Insulated, Heated Garage, Oversized, Triple Garage Detached, Workshop in Garage
# of Garages	3

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows
Appliances	Built-In Electric Range, Central Air Conditioner, Dishwasher, Dryer, Humidifier, Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Instant Hot Water
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
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Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Private, Street Lighting, Treed, Views, Underground Sprinklers
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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