

# \$839,900 - 3039 Cochrane Road Nw, Calgary

MLS® #A2197279

**\$839,900**

4 Bedroom, 2.00 Bathroom, 1,014 sqft  
Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

This property presents an exceptional opportunity for redevelopment, investment, or for those simply looking for a lovely home in a prime location. Located in the community of Banff Trail, a premier inner city community that is being redeveloped at a quick pace, this expansive property spans approximately 5,737 square feet of flat land, and is situated on a quiet street with alley access on both the rear and side of the lot, offering numerous possibilities for redevelopment.

Lovingly maintained, this 3 bed / 2 bath bungalow boasts a Bright Living Room with a bay window, Dining Room, Kitchen with plenty of counter space and an eating area, 2 Bedrooms, an Office which could be converted back to a bedroom, and a 4pc Bathroom.

Natural Hardwood Flooring in great condition throughout main floor adds warmth & character. The basement is fully developed with Recreation / Family Room, oversized Bedroom, dedicated Storage Room, Laundry area and 3pc bath. Large lot with Single Garage and plenty of street parking.

Superb location! Families will appreciate the convenience of having schools within walking distance (Banff Trail School, William Aberhart School, Senator Patrick Burns School), and it is in close proximity to UofC, SAIT, UA Arts, Foothills & Children's Hospitals. West Confederation Park is just a block away and nearby Confederation Park provides access to the Calgary Pathway System for walking,



biking or running, offering a lifestyle that embraces nature and recreation. Commuting from this location is a breeze! Excellent public transit connections: Bus stops are just steps away & approximately 10 minute walk to University LRT Station. Driving time to Downtown is about 15 min.

This property is a gem. Don't miss this incredible opportunity in a prime location with amazing potential. Book your showing today!

Built in 1955

### **Essential Information**

MLS® #	A2197279
Price	\$839,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,014
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	3039 Cochrane Road Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4J4

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 26th, 2025
Days on Market	36
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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