



**Tao Guo**  
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**Calgary/Banff Trail**

**2611 Exshaw RD NW**

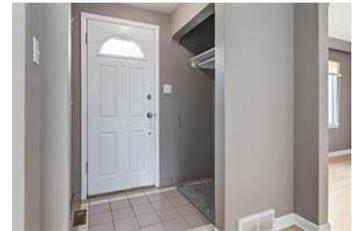
**\$749,900**

Detached

- Style:** 2 Storey
- Bedrooms:** Above: 3 / Ttl: 4
- Bathrooms:** Full: 2
- Rooms Above:** 7
- Floor Area:** 153 SqM / 1,642 SF
- Year Built:** 1955
- Taxes:** \$4,410 / 2015
- Possession:** Negotiable



Over 144 ft frontage x 120 ft depth and 100ft along the back lane of this almost 1/5 acre RC2 land parcel in Banff Trail. The zoning and parcel size allows for varied development options, from house addition, subdivision or possibly a carriage home or laneway house. This mid century 2 story home with newer roof, siding & windows has great curb appeal. Bright & clean interior with character details such as sculpted ceilings, solid oak finished onsite hardwood floors and an wrought iron railing stair banister. Newer kitchen and bathroom with efficient design, maple cabinets and glass tile backsplash + views into the parklike yard. There is a massive master bedroom with a cedar-lined closet and private bonus area with counter vanity. 4 bedrooms total including fully developed basement with impressive oak built-ins and full bathroom with marble surround shower and counter-tops. Fully fenced southwest yard with deck in a great community, walk to all levels of school & LRT. View video promotion!



- Goods Included:** Dishwasher-Built-In, Oven-Microwave, Stove-Gas, Window Coverings-All
- Features:** Deck
- Parking:** Enclosed: 1 Total: 1 Single Garage Detached

