

# \$350,000 - 1509 Edmonton Trail Ne, Calgary

MLS® #A2201707

## \$350,000

3 Bedroom, 1.00 Bathroom, 602 sqft

Residential on 0.05 Acres

Crescent Heights, Calgary, Alberta

Are you interested in inner city living and a great location? This location offers easy access to downtown and Deerfoot Trail. A well priced Single Detached property in sought after Crescent Heights. Renovate the property or the corner lot with alley access offers a unique building site with M-CG zoning potential for a Mixed-Used rezoning subject to the city's approval. The quaint house layout offers 2 bedrooms, a full baths, living room, and a cozy kitchen with eating area on the main level. The lower level layout is a 1 bedroom, 3 piece baths with an open kitchen and living area. The roof and furnace was done in past updates. Call your favourite Realtor to get the opportunity started!

Built in 1947

## Essential Information

MLS® #	A2201707
Price	\$350,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	602
Acres	0.05
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
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## Community Information

Address	1509 Edmonton Trail Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3L1

## Amenities

Parking Spaces	2
Parking	Carport, Single Garage Detached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot, Corner Lot, Flag Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 22nd, 2025
Days on Market	131
Zoning	M-CG

## Listing Details

Listing Office	First Place Realty
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