

\$1,788,888 - 709 Edmonton Trail Ne, Calgary

MLS® #A2226970

\$1,788,888

0 Bedroom, 0.00 Bathroom,
Commercial on 0.07 Acres

Crescent Heights, Calgary, Alberta

Charming and versatile, this beautifully restored heritage mixed-use building in the heart of Crescent Heights blends historic character with modern upgrades, making it an exceptional opportunity for a boutique café, trendy bakery, stylish office, or creative retail space. Boasting approximately 2,000 sq. ft. over two levels, the main floor features soaring 11-foot original tin ceilings, expansive floor-to-ceiling sound-rated windows, and both front and rear entrances. Previously a licensed restaurant/bar, it still offers four glycol-chilled beer/kombucha lines connected to a walk-in cooler in the spacious basement, along with a bathroom, generous storage, and on-demand hot water. The upper level is a completely private, professional-grade office suite with two secure entrances, roll-down shutters, three large offices, an impressive boardroom, and a full bathroom with shower, washer, and dryer. The former commercial kitchen has been converted into a cozy back office, with rough-in gas and plumbing still in place for easy conversion. With 200-amp power, high visibility, over 3,000+ daily foot traffic, and 5-6 dedicated rear parking stalls, this rare gem is the perfect fusion of old-world charm and modern functionality – ideal for anyone looking to thrive in Calgary’s vibrant inner city.

Built in 1915

Essential Information



MLS® #	A2226970
Price	\$1,788,888
Bathrooms	0.00
Acres	0.07
Year Built	1915
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	709 Edmonton Trail Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3J5

Amenities

Utilities	Cable Internet Access
Parking Spaces	6

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Back Lane, Level, Street Lighting, Near Shopping Center, Near Public Transit, Views
Roof	Membrane, Flat
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2025
Days on Market	13
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Tink
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