

# \$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. Renovating the property or the corner lot with alley access offers a unique building site with M-CG zoning potential for a Mixed-Use rezoning subject to the city's approval. The quaint house layout offers 2 bedrooms, a full bath, living room, and a cozy kitchen with eating area on the main level. The lower level layout is a 1 bedroom, 3 piece bath 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
--------	--------

## 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	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 22nd, 2025
Days on Market	141
Zoning	M-CG

## Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.