

\$385,000 - 1509 Edmonton Trail Ne, Calgary

MLS® #A2201707

\$385,000

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 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	\$385,000
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 107
Zoning M-CG

Listing Details

Listing Office First Place Realty

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