

# \$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 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          | \$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 | 103              |
| Zoning         | M-CG             |

## Listing Details

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

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