

\$315,000 - 1509 Edmonton Trail Ne, Calgary

MLS® #A2254900

\$315,000

3 Bedroom, 2.00 Bathroom, 602 sqft

Single Family on 0.05 Acres

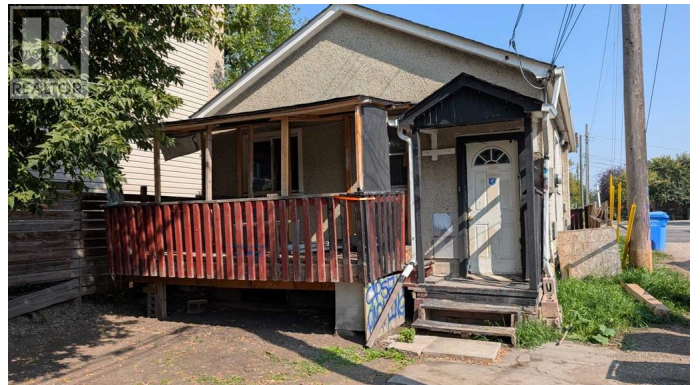
Crescent Heights, Calgary, Alberta

Are you seeking excellent value and a great inner-city location? Here is the lowest-priced single-detached property in Calgary, located in the sought-after community of Crescent Heights. Handyman special for investors, flippers, and tradesmen who know comes with huge sweat equity. This location offers easy access to downtown and Deerfoot Trail. The property presents many possibilities: You can renovate the existing house. The 2045 square foot corner lot with alley access offers a unique building site with M-CG zoning. There is a potential to build upwards of twelve meters. You could also apply for Mixed-Use rezoning. On the main level, the quaint house layout offers 2 bedrooms, a full bath, a living room, and a kitchen with an eating area. The lower-level layout has a 1-bedroom, a 3-piece bath, an open kitchen, and a living area. The roof and furnace were replaced in past updates. Reach out to get the opportunity started! (id:6289)

Built in 1947

Essential Information

Listing #	A2254900
Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Square Footage	602
Acres	0.05



Year Built	1947
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1509 Edmonton Trail Ne
Subdivision	Crescent Heights
City	Calgary
Province	Alberta
Postal Code	T2E3L1

Amenities

Amenities	Playground, Schools, Shopping
Features	See remarks, Level
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	None
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Suite

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	First Place Realty
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