

1509 Edmonton Trail NE  
Calgary, Alberta

MLS # A2201707

**\$385,000**



<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	602 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Single Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Flag Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

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!