

**1509 Edmonton Trail NE
Calgary, Alberta**

MLS # A2201707



\$350,000

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

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