

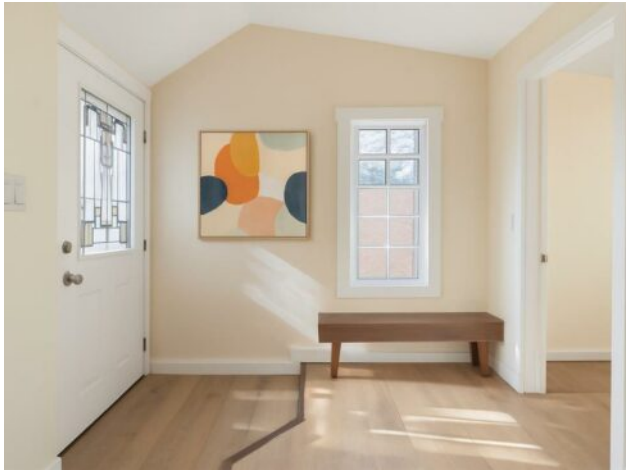


GRASSROOTS
REALTY GROUP

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1913 Edmonton Trail NE
Calgary, Alberta

MLS # A2233211



\$459,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	721 sq.ft.	Age:	1910 (115 yrs old)
Beds:	2	Baths:	1
Garage:	220 Volt Wiring, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C2
Foundation:	Block	Utilities:	-
Features:	Storage, Sump Pump(s), Vinyl Windows		

Inclusions: none

Welcome to 1913 Edmonton Trail NE – a fully renovated inner-city bungalow offering style, comfort, and future potential. This charming home features 2 spacious bedrooms, a modern full bathroom, and a fully finished basement perfect for extra living space or storage. Recent upgrades include luxury vinyl plank flooring, new carpet flooring in the basement, fresh paint, a new bathroom, new furnace, hot water tank, and fencing. The highlight is the massive 32' x 23' heated garage with 220V power and tall ceilings – ideal for a shop technician, mechanic, or hobbyist needing serious workspace. The property is zoned to permit future development of a duplex, and the neighborhood is surrounded by many new infill homes, making this an excellent long-term investment. Located just minutes from downtown with excellent access to transit and amenities, this turnkey property is perfect for homeowners or investors looking for move-in-ready comfort with strong development upside.