



**GRASSROOTS**  
REALTY GROUP

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**1509 Edmonton Trail NE**  
**Calgary, Alberta**

**MLS # A2254900**



**\$315,000**

<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>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Corner Lot, Level		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished, Suite

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** M-CG d72

**Utilities:** -

**Inclusions:** n/a

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!