



GRASSROOTS
REALTY GROUP

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1509 Edmonton Trail NE
Calgary, Alberta

MLS # A2254900



\$315,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	602 sq.ft.	Age:	1947 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Corner Lot, Level		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
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 site with M-CG zoning. You could apply for Mixed-Use rezoning. All redevelopment and rezoning is subject to the city's approval. 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!