



GRASSROOTS
REALTY GROUP

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**1509 Edmonton Trail NE
Calgary, Alberta**

MLS # A2201707



\$400,000

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
Floors:	Hardwood, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	M-CG
Utilities:	-

Inclusions: n/a

Are you interested in inner city living and a great location? This location offers easy access to downtown and Deerfoot Trail. Revitalize the current property or the corner lot with alley access offers a unique building site. Call your favourite Realtor to get the opportunity started!