



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**411 Edmonton Trail NE
Calgary, Alberta**

MLS # A2208345



\$1,700,000

Division: Crescent Heights

Lot Size: 0.26 Acre

Lot Feat: City Lot, Views

By Town: -

LLD: -

Zoning: M-C2

Water: -

Sewer: -

Utilities: -

TWO LOTS(411 AND 415 EDMONTON TRAIL) ARE INCLUDED IN THE SALE. Developer and investor alert! This phenomenal residential development site on two lots totaling 11,388.2 SQ. FT. LOT offers tremendous CITY VIEWS and an outstanding INNER-CITY LOCATION! Both parcels are being sold together. M-C2 zoning is a multi-residential designation that is primarily for 3 to 5 story apartment buildings. This fantastic location has great road access going into downtown and Deerfoot Trail and is ideally situated between Crescent Heights and Bridgeland. WITHIN WALKING DISTANCE TO EVERYTHING – transit, school, parks, shops, restaurants, downtown, the East Village and the extensive river pathways. You simply won’t find a better inner-city location for your next project. Don’t miss out on this amazing opportunity! The up/down duplex current on the property to be sold as-is, where-is, has renters. The List price is exclusive of GST. For more information please call now.