

# \$400,000 - 1509 Edmonton Trail Ne, Calgary

MLS® #A2201707

**\$400,000**

3 Bedroom, 1.00 Bathroom, 602 sqft

Residential on 0.05 Acres

Crescent Heights, Calgary, Alberta

Are you interested in inner city living and a great location? This location offers easy access to downtown and Deerfoot Trail. A well priced Single Detached property. Renovate the current property or the corner lot with alley access offers a unique building site. The quaint house offers 3 bedrooms, two baths, and a cozy kitchen with eating area. The roof and high efficiency furnace was done in past updates. Call your favourite Realtor to get the opportunity started!

Built in 1947

## Essential Information

MLS® #	A2201707
Price	\$400,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	602
Acres	0.05
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1509 Edmonton Trail Ne
Subdivision	Crescent Heights



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3L1

### **Amenities**

Parking Spaces	2
Parking	Carport, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, City Lot, Corner Lot, Flag Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	45
Zoning	M-CG

### **Listing Details**

Listing Office	First Place Realty
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