



1509 Edmonton Trail Calgary Alberta

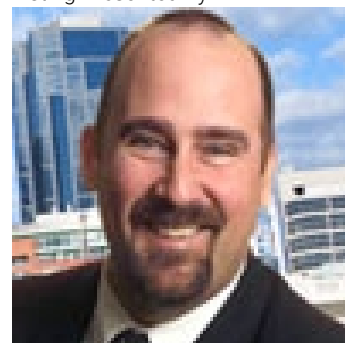
\$315,000

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! (id:6769)

Bedroom 15.00 Ft x 8.00 Ft
3pc Bathroom 5.00 Ft x 3.00 Ft
Living room 13.00 Ft x 9.00 Ft
Bedroom 9.50 Ft x 7.00 Ft

Other 9.50 Ft x 9.00 Ft
Primary Bedroom 10.00 Ft x 9.00 Ft
4pc Bathroom 5.00 Ft x 9.00 Ft

Listing Presented By:



Originally Listed by:
First Place Realty

<http://www.palrealestate.ca/>

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