

# \$2,500,000 - 1312 Edmonton Trail Ne, Calgary

---

MLS® #A2194114

**\$2,500,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.25 Acres

Renfrew, Calgary, Alberta

A fantastic location with so much potential for redevelopment right on Edmonton Trail minutes from downtown! Build condos, retail or office space, or plan for mixed use. The lot is 75' wide and 140' deep; a total of 10,896 square feet C-COR-2F. Another option too is the current house on this property could be renovated to run a small business or office out of. There is also a double detached garage and is paved to fit 8 parking stalls. This property is being sold mainly for land value. Prime location close to Bridgeland, East Village, the zoo, Science Centre and 16th Avenue (highway 1). Lots of potential for this property!



## Essential Information

MLS® #	A2194114
Price	\$2,500,000
Bathrooms	0.00
Acres	0.25
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	1312 Edmonton Trail Ne
Subdivision	Renfrew
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2E 3K7

### **Additional Information**

Date Listed	February 11th, 2025
Days on Market	174
Zoning	C-COR2

### **Listing Details**

Listing Office	Hope Street Real Estate Corp.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.