

\$315,000 - 1509 Edmonton Trail Ne, Calgary

MLS® #A2254900

\$315,000

3 Bedroom, 2.00 Bathroom, 602 sqft

Residential on 0.05 Acres

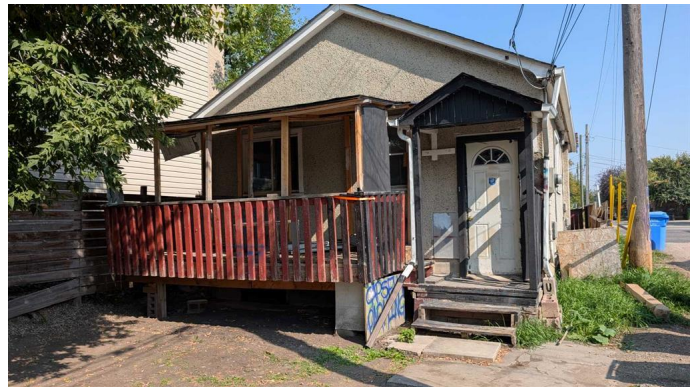
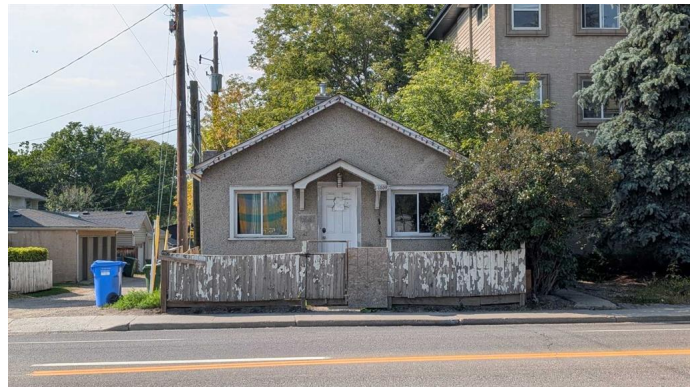
Crescent Heights, Calgary, Alberta

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 building site with M-CG zoning. There is a potential to build upwards of twelve meters. You could also apply for Mixed-Use rezoning. 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!

Built in 1947

Essential Information

MLS® #	A2254900
Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
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	1
Parking	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, Partially Finished, Suite

Exterior

Exterior Features	None
Lot Description	Corner Lot, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	39
Zoning	M-CG d72

Listing Details

Listing Office First Place Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.