\$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

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 55

Zoning M-CG d72

Listing Details

Listing Office First Place Realty

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