

**1509 Edmonton Trail NE**  
**Calgary, Alberta**

**MLS # A2201707**



**\$400,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	602 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Single Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Flag Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Hardwood, Tile, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	M-CG
<b>Utilities:</b>	-

**Inclusions:** n/a

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!