\$1,700,000 - 411 Edmonton Trail Ne, Calgary

MLS® #A2208345

\$1,700,000

0 Bedroom, 0.00 Bathroom, Land on 0.26 Acres

Crescent Heights, Calgary, Alberta

TWO LOTS(411 AND 415 EDMONTON TRAIL) ARE INCLUDED IN THE SALE. Developer and investor alert! This phenomenal residential development site on two lots totaling 11,388.2 SQ. FT. LOT offers tremendous CITY VIEWS and an outstanding **INNER-CITY LOCATION!** Both parcels are being sold together. M-C2 zoning is a multi-residential designation that is primarily for 3 to 5 story apartment buildings. This fantastic location has great road access going into downtown and Deerfoot Trail and is ideally situated between Crescent Heights and Bridgeland. WITHIN WALKING DISTANCE TO EVERYTHING â€" transit, school, parks, shops, restaurants, downtown, the East Village and the extensive river pathways. You simply won't find a better inner-city location for your next project. Don't miss out on this amazing opportunity! The up/down duplex current on the property to be sold as-is, where-is, has renters. The List price is exclusive of GST. For more information please call now.





Essential Information

MLS® # A2208345 Price \$1,700,000

Bathrooms 0.00
Acres 0.26
Type Land

Sub-Type Residential Land

Status Active

Community Information

Address 411 Edmonton Trail Ne

Subdivision Crescent Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2E 3S5

Exterior

Lot Description City Lot, Views

Additional Information

Date Listed April 4th, 2025

Days on Market 213
Zoning M-C2

Listing Details

Listing Office Royal LePage Blue Sky

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