

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

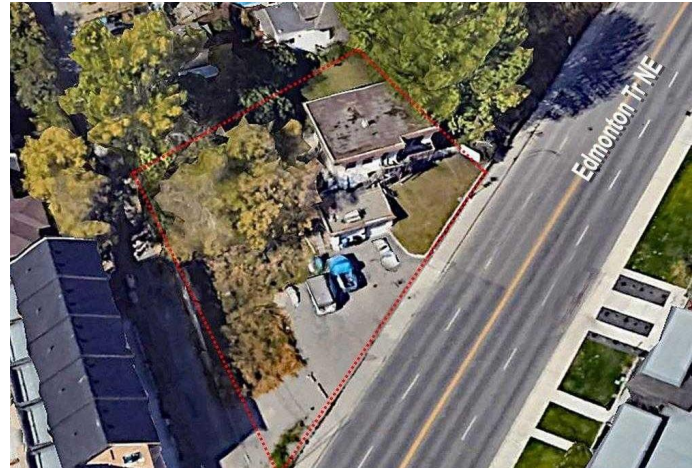
MLS® #A2208345

**\$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 “ 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
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### Additional Information

Date Listed	April 4th, 2025
Days on Market	145
Zoning	M-C2

### Listing Details

Listing Office	Royal LePage Blue Sky
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