

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

MLS® #A2208345

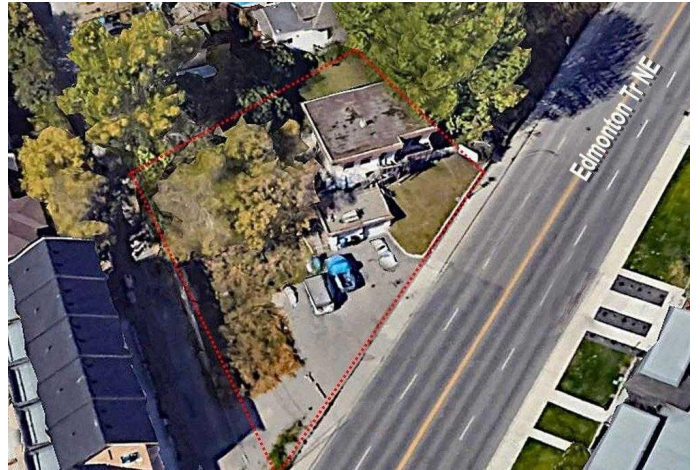
**\$1,700,000**

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

### Additional Information

Date Listed April 4th, 2025  
Days on Market 124  
Zoning M-C2

### Listing Details

Listing Office Royal LePage Blue Sky

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