

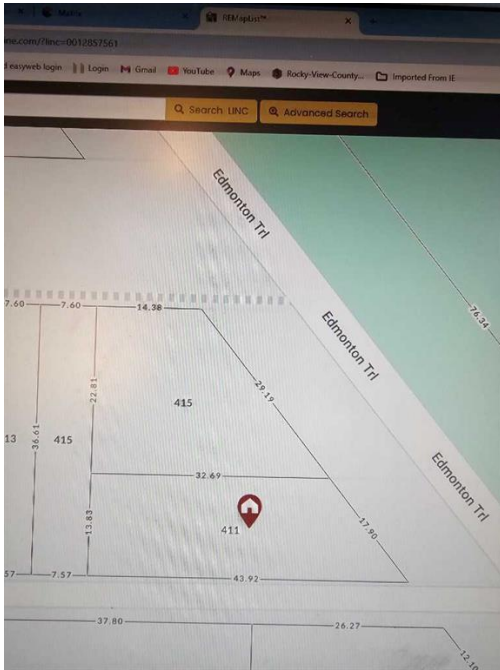


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**415 EDMONTON Trail, Calgary T2E 3S5**

MLS® #: **A2115264**      Area: **Crescent Heights**      Listing Date: **03/15/24**      List Price: **\$1,289,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$121k, 14-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Calgary**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **11,388 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**323**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**M-C2**

**1332N**

Remarks

Pub Rmks: **HUGE PRICE REDUCTION\*\*\*\*Attention: Builders and Investors, A Convenient, Multi-Residential M-C2 Development Site, located in the popular Crescent Heights Community. With distant open views of the Bow River, and the downtown direction. A Walking distance to downtown and close to many amenities along the Edmonton Trail and Centre Street North. The 411 Edmonton Trail adjoining lot is included in this listing. This 11,388 square feet M-C2 lot, consists of 155 feet of frontage. Which offers great opportunities for builders, and investors alike to develop their close-in-downtown dream residential projects. This site is accessible via Edmonton Trail and the side laneway. There is an up/down rental bungalow on lot 415, which generates \$2900 monthly rental income, Mainly land values.**

Inclusions:  
Property Listed By: **appliance inside 2 suites are as is where is conditions, no warranties from the seller  
TREC The Real Estate Company**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

