



**1312 EDMONTON Trail, Calgary T2E 3K7**

MLS® #: **A2194114**      Area: **Renfrew**      Listing Date: **02/11/25**      List Price: **\$2,500,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Commercial Land**  
 City/Town: **Calgary**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **10,893 sqft**  
 Lot Shape:

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

DOM

**11**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title:      Zoning:  
**Fee Simple**      **C-COR2**  
 Legal Desc:      **470P**

Remarks

Pub Rmks: **A fantastic location with so much potential for redevelopment right on Edmonton Trail minutes from downtown! Build condos, retail or office space, or plan for mixed use. The lot is 75' wide and 140' deep; a total of 15,758 square feet C-COR-2F. Another option too is the current house on this property could be renovated to run a small business or office out of. There is also a double detached garage and is paved to fit 8 parking stalls. This property is being sold mainly for land value so house and garage are sold as is. Prime location close to Bridgeland, East Village, the zoo, Science Centre and 16th Avenue (highway 1). Lots of potential for this**

Inclusions: **property!**  
Property Listed By: **N/A**  
**Hope Street Real Estate Corp.**

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