

\$1,299,000 - 2202 Edmonton Trail Ne, Calgary

MLS® #A2202308

\$1,299,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.17 Acres

Winston Heights/Mountview, Calgary, Alberta

Development Land! This property is being sold with 408 21 Ave NE only. Total price \$2,098,000.00. These 2 land parcels provide 13,475 sq ft or 1277 sq m of future development potential in the beautiful inner city community of Mountain View/Winston Heights. The existing building is 2518 sq ft of Flex/Office space tenants are month to month generating up to \$2600.00 upstairs alone. The options for development are varied as this land falls under an MU-1/3.5h26 proposed land use change. Buy and hold or develop now.

Built in 1951



Essential Information

| | |
|------------|-------------|
| MLS® # | A2202308 |
| Price | \$1,299,000 |
| Bathrooms | 0.00 |
| Acres | 0.17 |
| Year Built | 1951 |
| Type | Commercial |
| Sub-Type | Office |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 2202 Edmonton Trail Ne |
| Subdivision | Winston Heights/Mountview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |

Postal Code T2E 1S6

Amenities

Parking Spaces 12

Additional Information

Date Listed March 13th, 2025

Days on Market 41

Zoning DC

Listing Details

Listing Office Century 21 Bamber Realty LTD



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