

$ 1,098,000.00

709 EDMONTON TRAIL NE CALGARY

https://paulbrinton.com

- 1 bed
- 3 baths
- Detached
- Residential
- Active

Historic 1915 building with a prime location on a one of Calgary’s most famous and central streets, Edmonton Trail! This one-of-a-kind property is in the heart of Crescent Heights with quick and easy access to all areas of the city. Note: store-front glass is being replaced and is on order...

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BASIC FACTS

Style: 2 Storey

Post Updated: 2021-11-22 18:37:15

MLS ® #: A1160753

Bathrooms: 3

Type: Detached

Bedrooms Above Grade: 1

Bedrooms: 1

Date added: 11/11/21

Baths Half: 2

Two Piece Bath: 2

Status: Active

Lot size: 3122 sq ft

Area: 0.00 sq ft

Year built: 1915

County Or Parish: Calgary

Parking: Asphalt, Assigned, Common, Off Street, Parkade, Stall

CONDO TYPE: Not a Condo

PROPERTY FEATURES

Total Parking: 6

Flooring: Hardwood

Community Features: Other,Park,Schools Nearby,Playground,Pool,Sidewalks,Street Lights,Tennis Court(s),Shopping Nearby

Exterior Features: Lighting

Fencing: Partial

District: CAL Zone CC

Cooling: Central Air

Inclusions: External security roll-down window shutters.

Interior Features: Bar,Bookcases,Breakfast Bar,Built-in Features,Chandelier,Crown Molding,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Recessed Lighting,See Remarks,Separate Entrance,Storage,Vinyl Windows,Wet Bar,Wired for Data,Wired for Sound

Lot Features: Back Lane,City Lot,Low Maintenance Landscape,Standard Shaped Lot,Street Lighting,Paved,Rectangular Lot,Views,Zero Lot Line

Roof Type: Foam,Membrane

Heating Type: Forced Air,Natural Gas,See Remarks

PROPERTY INFORMATION

Basement: Full, Partially Finished

Levels: Two

Laundry features: In Unit, Upper Level

Zoning: DC (pre 1P2007)

Transaction Type: For Sale

List Price Square Foot: $ 555.20

Title Land: Fee Simple

Photo Count: 34

Rooms Above Grade: 8

Unit Exposure: E

Construction Materials: Brick,Wood Frame

Suite: No

Foundation: Poured Concrete

Frontage Metres: 7.62M 25`0"

Appliances: Built-In Refrigerator,Central Air Conditioner,Dishwasher,Freezer,Gas Oven,Gas Stove,Gas Water Heater,Range Hood,Warming Drawer,Washer/Dryer Stacked,Water Purifier,Water Softener,Window Coverings,Wine Refrigerator

Living Area SF: 1977.67

Subdivision Name: Crescent Heights

Structure Type: House

Lot Size Acres: 0.07

Restrictions: None Known