



\$ 1,098,000.00

709 EDMONTON TRAIL NE CALGARY

<https://paulbrinton.com>

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...

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

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1160753

Type: Detached

Bedrooms: 1

Baths Half: 2

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

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

Bathrooms: 3

Bedrooms Above Grade: 1

Date added: 11/11/21

Two Piece Bath: 2

Lot size: 3122 sq ft

Year built: 1915

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

PROPERTY FEATURES

Total Parking: 6

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

Fencing: Partial

Cooling: Central Air

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

Flooring: Hardwood

Exterior Features: Lighting

District: CAL Zone CC

Inclusions: External security roll-down window shutters.

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

