

\$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

This 2 story office/apartment/flex building with full basement and double garage, sits with great exposure on a busy street, on a 7502 sq ft lot with Direct Control land use, in an H-GO zone which will allow for a ton of different uses and/or re-development opportunities. The existing building is 2518 sq ft of Flex/Office and generates up to \$2600.00 upstairs alone. This property can be sold with neighboring property (MLS A2202292) to garner 13,475 sq ft of development potential. Properties in locations like this don't come on the market often.



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 62
Zoning DC

Listing Details

Listing Office Century 21 Bamber Realty LTD



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

