



**GRASSROOTS**

REALTY GROUP

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**1312 Edmonton Trail NE**  
**Calgary, Alberta**

**MLS # A2288665**



**\$2,150,000**

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**Division:** Renfrew

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**Lot Size:** 0.25 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** C-COR2 f1.0h10

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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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 10,896 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. Prime location close to Bridgeland, East Village, the zoo, Science Centre, 16th Avenue (highway 1) and Memorial Drive. Lots of potential for this property!