

\$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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