

# \$1,399,000 - 2202 Edmonton Trail Ne, Calgary

MLS® #A2202308

**\$1,399,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.17 Acres

Winston Heights/Mountview, Calgary, Alberta

This property is being sold with 408 21 Ave NE only. Total price \$2,224,000.00. 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	\$1,399,000
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 21

Zoning DC

### Listing Details

Listing Office Century 21 Bamber Realty LTD



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