

# \$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       36

Zoning                 DC

**Listing Details**

Listing Office           Century 21 Bamber Realty LTD



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.