

# \$1,299,000 - 2202 Edmonton Trail Ne, Calgary

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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        94  
Zoning                      DC

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD



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