

# \$459,900 - 1913 Edmonton Trail Ne, Calgary

MLS® #A2233211

**\$459,900**

2 Bedroom, 1.00 Bathroom, 721 sqft

Residential on 0.08 Acres

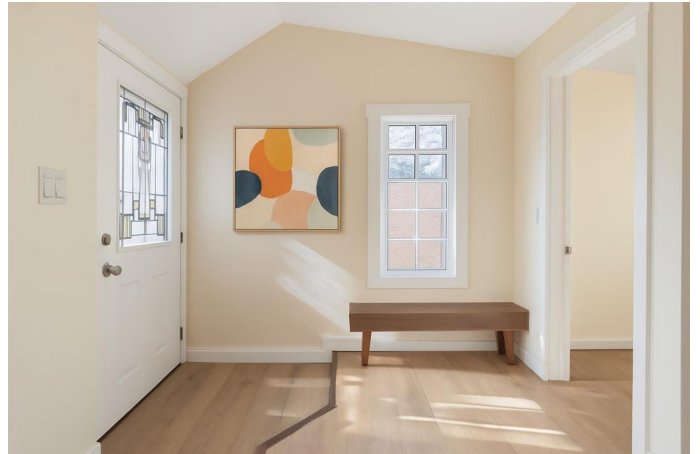
Tuxedo Park, Calgary, Alberta

Welcome to 1913 Edmonton Trail NE â€” a fully renovated inner-city bungalow offering style, comfort, and future potential. This charming home features 2 spacious bedrooms, a modern full bathroom, and a fully finished basement perfect for extra living space or storage. Recent upgrades include luxury vinyl plank flooring, new carpet flooring in the basement, fresh paint, a new bathroom, new furnace, hot water tank, and fencing. The highlight is the massive 32â€™<sup>TM</sup> x 23â€™<sup>TM</sup> heated garage with 220V power and tall ceilings â€” ideal for a shop technician, mechanic, or hobbyist needing serious workspace. The property is zoned to permit future development of a duplex, and the neighborhood is surrounded by many new infill homes, making this an excellent long-term investment. Located just minutes from downtown with excellent access to transit and amenities, this turnkey property is perfect for homeowners or investors looking for move-in-ready comfort with strong development upside.

Built in 1910

## Essential Information

MLS® #	A2233211
Price	\$459,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	721
Acres	0.08
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1913 Edmonton Trail Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0Z9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, 220 Volt Wiring
# of Garages	2

### **Interior**

Interior Features	Storage, Vinyl Windows, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Block

### **Additional Information**

Date Listed	June 20th, 2025
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Days on Market	11
Zoning	R-C2

## **Listing Details**

Listing Office	Five Star Realty
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