

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

MLS® #A2233211

\$459,900

2 Bedroom, 1.00 Bathroom, 721 sqft

Residential on 0.08 Acres

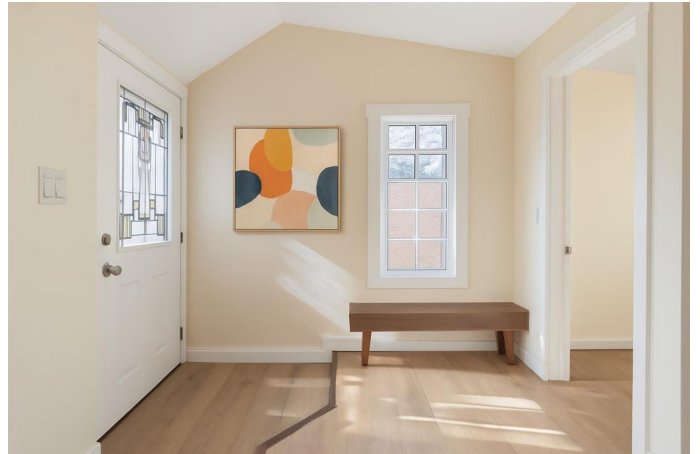
Tuxedo Park, Calgary, Alberta

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€™TM x 23â€™TM 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, Sump Pump(s), Vinyl Windows
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
-------------	-----------------

Zoning

R-C2

Listing Details

Listing Office

Five Star Realty

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