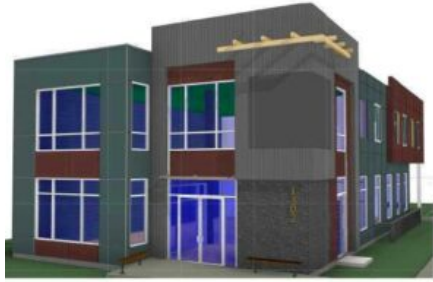


**1302 Edmonton Trail NE**  
**Calgary, Alberta**

**MLS # A2279875**



7395468 Alberta Ltd.  
**EDMONTON TRAIL COMMERCIAL**  
Edmonton Trail NE  
Calgary, Alberta  
T2K 1A1



Property Features	Details
Address	1302 Edmonton Trail NE
City	Calgary
Province	Alberta
Postal Code	T2K 1A1
Lot Size	0.14 Acre
Year Built	2018
Bedrooms	0
Bathrooms	0
Garage	0
Basement	0
Fireplace	0
Stainless Steel Appliances	0
Hardwood Floors	0
Walk-In Closets	0
Central Air Conditioning	0
Interlocking Concrete	0
Finished Basement	0
Open Concept Living	0
Stainless Steel Appliances	0
Hardwood Floors	0
Walk-In Closets	0
Central Air Conditioning	0
Interlocking Concrete	0
Finished Basement	0
Open Concept Living	0

**\$1,399,999**

**Division:** Renfrew

**Lot Size:** 0.14 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** C-COR2 f1.0h10

**Water:** -

**Sewer:** -

**Utilities:** -

Prime inner-city commercial development opportunity located in the desirable Renfrew community with approved Development permit. This Corner lot offers outstanding exposure and frontage along high-traffic Edmonton Trail NE. The property is C-COR2 zoned and includes plans for a professional retail building, allowing for a wide range of commercial and mixed-use uses. Excellent visibility, strong traffic counts, and close proximity to downtown, Bridgeland, and major transportation routes make this an ideal site for investors, developers, or owner-users seeking long-term value in a rapidly evolving corridor.