

# \$1,788,888 - 709 Edmonton Trail Ne, Calgary

MLS® #A2226970

**\$1,788,888**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

Crescent Heights, Calgary, Alberta

Charming and versatile, this beautifully restored heritage mixed-use building in the heart of Crescent Heights blends historic character with modern upgrades, making it an exceptional opportunity for a boutique café, trendy bakery, stylish office, or creative retail space. Boasting approximately 2,000 sq. ft. over two levels, the main floor features soaring 11-foot original tin ceilings, expansive floor-to-ceiling sound-rated windows, and both front and rear entrances. Previously a licensed restaurant/bar, it still offers four glycol-chilled beer/kombucha lines connected to a walk-in cooler in the spacious basement, along with a bathroom, generous storage, and on-demand hot water. The upper level is a completely private, professional-grade office suite with two secure entrances, roll-down shutters, three large offices, an impressive boardroom, and a full bathroom with shower, washer, and dryer. The former commercial kitchen has been converted into a cozy back office, with rough-in gas and plumbing still in place for easy conversion. With 200-amp power, high visibility, over 3,000+ daily foot traffic, and 5+ dedicated rear parking stalls, this rare gem is the perfect fusion of old-world charm and modern functionality – ideal for anyone looking to thrive in Calgary’s vibrant inner city.

Built in 1915

## Essential Information



MLS® #	A2226970
Price	\$1,788,888
Bathrooms	0.00
Acres	0.07
Year Built	1915
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	709 Edmonton Trail Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3J5

### **Amenities**

Utilities	Cable Internet Access
Parking Spaces	6

### **Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Lot Description	Back Lane, Level, Near Public Transit, Near Shopping Center, Street Lighting, Views
Roof	Flat, Membrane
Construction	Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	25
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	Tink
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