# 4603 Edmonton Trail NE

Calgary | Active | MLS® A2325550

**$799,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **2** | **1961** | **937 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by The Real Estate District

# A closer look

RARE 50' × 100' INNER-CITY LOT! An outstanding opportunity for investors, builders or those looking for extended-family living. This solid bungalow offers three bedrooms on the main level plus a two-bedroom legal basement suite with a separate entrance. The bright main floor features hardwood flooring, a spacious living room, functional kitchen and a full bathroom. The lower level includes two bedrooms, a kitchen, living area, full bathroom and access to a separate shared laundry room. Two furnaces provide separately controlled heating for each level. Outside, the oversized lot offers exceptional space and future potential, complete with an oversized double detached garage and additional RV or off-street parking. Ideally located close to schools, shopping, restaurants, transit and major roadways, with convenient access to downtown. A solid revenue property on a large inner-city lot with plenty of possibilities!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2325550 |
| **Bedrooms** | 5 |
| **Bathrooms** | 2 |
| **Year Built** | 1961 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | Yes |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 1 |
| **Home Style:** | Bungalow |
| **Total Living Area:** | 937 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 5,091 sq. ft. |

| | |
|---|---|
| **Lot Frontage:** | 50' |
| **Front Exposure:** | East |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 1961 (Age: 65) |
| **Bedrooms:** | 5 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 3 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 6514HW |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Concrete, Stucco, Wood Frame, Wood Siding |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Ceramic Tile, Linoleum |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached, Off Street |

| | |
|---|---|
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Northeast |
| **Community:** | Greenview |
| **Appliances:** | Dishwasher, Dryer, Range, Refrigerator, Washer |
| **Inclusions:** | None |
| **Restrictions:** | None Known |
| **Main Floor** | Living Room · 17'3" × 12'5" · |
| **Main Floor** | Kitchen · 13'3" × 9' · |
| **Main Floor** | Bedroom · 11'7" × 9'11" · |
| **Main Floor** | Bedroom · 9'6" × 9' · |
| **Main Floor** | Bedroom · 9'5" × 9'3" · |
| **Basement** | Family Room · 15'9" × 12'2" · |
| **Basement** | Kitchen · 15'3" × 7'7" · |
| **Basement** | Bedroom · 13'7" × 9'3" · |
| **Basement** | Bedroom · 10'10" × 9'6" · |
| **Basement** | Laundry · 8'9" × 7'5" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | See Remarks |
| **Exterior Features:** | Other |
| **Patio And Porch Features:** | None |
| **Lot Features:** | Back Lane, Back Yard, Few Trees, Front Yard |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |

| | |
|---|---|
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | H-GO |
| **Listed Date:** | Aug 25, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4603-edmonton-trail-ne-calgary-a2325550/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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