



Sunnyside LRT



922 2 Avenue Calgary Alberta

\$1,750,000

Here is an excellent opportunity for DEVELOPERS, BUILDERS and INVESTORS - 50' x 120' lot zoned DC, located on 2 AVENUE NW, one block away from Sunnyside LRT Station, kitty corner from Sunnyside School, steps away from the Peace Bridge and all the action of Kensington. This property is to be purchased with 926 2 Ave NW (the property next door on a 50' x 120' lot) which makes is a 100' x 120' future building lot. The existing house is a solid mid century raised bungalow with two units and great tenants in place. ***Future potential is endless - a set of townhomes or a building up to 6 storeys (please refer to Riley Communities Local Area Plan for more information)*** (id:6769)

Living room 13.50 Ft x 10.75 Ft

Bedroom 12.17 Ft x 11.00 Ft

Bedroom 12.42 Ft x 8.50 Ft

Laundry room 12.25 Ft x 9.00 Ft

4pc Bathroom Measurements not available

Other 13.75 Ft x 13.75 Ft

Living room 14.75 Ft x 13.75 Ft

Bedroom 13.50 Ft x 9.17 Ft

Primary Bedroom 13.00 Ft x 11.42 Ft

4pc Bathroom .00 Ft

Listing Presented By:



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