



# Sunnyside LRT



## 926 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 922 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 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 21.00 Ft x 13.00 Ft

Bedroom 20.17 Ft x 8.67 Ft

3pc Bathroom Measurements not available

Kitchen 8.75 Ft x 7.17 Ft

Dining room 6.33 Ft x 5.25 Ft

Living room 15.75 Ft x 11.75 Ft

Bedroom 12.67 Ft x 9.67 Ft

Primary Bedroom 11.75 Ft x 11.17 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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