

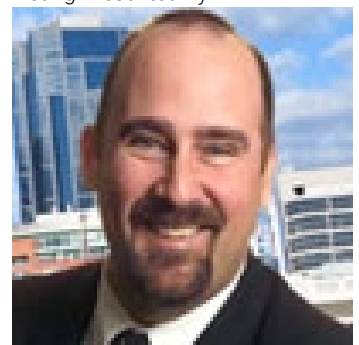


## 621627 2 Avenue Calgary Alberta

\$1,799,000

Rare development opportunity with neighboring bungalows being sold together! Rezoning done, DP survey done, ALL THE HARD WORK IS DONE & the DP is sent in for approval...Ideally located in the inner-city community of Sunnyside mere moments to boutique shops, great restaurants, funky cafes, the LRT Station, the Bow River and downtown. The lots total 75' x 120' and are zoned for multi-family. The options for redevelopment are only limited by your imagination. Currently in hand are plans for a 6 unit townhouse complex with 6 legal suites. Both bungalows plus the legal suite in 621 are rented to long-term tenants making them perfect holding properties. Phenomenally located in one of Calgary's most vibrant and sought-after communities with unmatched walkability, a perfect transit score and just a leisurely stroll into the downtown core. Opportunities like this don't come along often! (id:6769)

Listing Presented By:



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