

922 2 Avenue NW
Calgary, Alberta

MLS # A2305057



\$1,450,000

Division:	Sunnyside		
Type:	Residential/House		
Style:	Bungalow		
Size:	988 sq.ft.	Age:	1948 (78 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

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. The existing house is a solid mid-century raised bungalow with two units and great tenants in place. NOTE: the property can be purchased together with 926-2 AVE NW (the house next door) which would give you the opportunity to have 100' x 120' parcel ***Future potential is endless - a set of townhomes or a building up to 6 storeys, subject to the City Calgary approval. (Please refer to Riley Communities Local Area Plan for more information)***