

**922 2 Avenue NW**  
**Calgary, Alberta**

**MLS # A2305057**



**\$1,450,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)\*\*\*