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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)***