



GRASSROOTS
REALTY GROUP

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922 2 Avenue NW
Calgary, Alberta

MLS # A2225939



\$1,750,000

| | | | |
|-----------|------------------------|--------|-------------------|
| Division: | Sunnyside | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 988 sq.ft. | Age: | 1948 (77 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | See Remarks | | |

| | |
|-------------|-------------------------|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet |
| Roof: | Asphalt Shingle |
| Basement: | Full, Suite |
| Exterior: | Stucco, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | See Remarks |

| | |
|------------|----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | DC |
| Utilities: | - |

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. This property is to be purchased with 926 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 two units and 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)***