



**GRASSROOTS**  
REALTY GROUP

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922 & 926 2 Avenue NW  
Calgary, Alberta

MLS # A2226617



**\$3,500,000**

Division:	Sunnyside		
Type:	Multi-Family/Row/Townhouse		
Style:	-		
Size:	1,862 sq.ft.	Age:	1947 (78 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: see remarks

Rare 100' x 120' land assembly(DC zoned) located around the corner from Sunnyside LRT Station. Endless opportunities here for developers, builders and investors. Kensington/Sunnyside area is booming, so why not take advantage of this opportunity NOW? Opportunities are endless here....a townhome complex....a condo building(up to 6 storeys are allowed on this block - please refer to the Riley Communities Local Area Plan). This land assembly consists of two 50'x120' lots. Each property has a very solid mid century bungalow on it with great tenants in place. Talk to your agent. Talk to the city. Get going! This a good one!