



**938 5A Street NW**  
**Calgary, Alberta**

**MLS # A2291345**



**\$750,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,407 sq.ft.	<b>Age:</b>	1915 (111 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

SUNNYSIDE, ONE OF CALGARY’S PREMIER INNER-CITY COMMUNITIES | STRONG REDEVELOPMENT AND INVESTMENT POTENTIAL | 1,520 SQ FT TWO-STOREY HOME ON 37' LOT | MINUTES TO DOWNTOWN CALGARY. Exceptional inner-city redevelopment opportunity in the highly desirable community of Sunnyside. Located at 938 5A Street NW, this property offers investors, builders, and developers the chance to secure land in one of Calgary’s most sought-after neighborhoods, steps from Kensington, Riley Park, and the Bow River pathway system. The property currently features a 1,520 sq ft two-storey character home with an unfinished basement, providing holding or rental potential while future development plans are explored. The flexible layout includes multiple living spaces and kitchens across two levels, offering potential for continued rental income during the planning stage. Sunnyside remains one of Calgary’s strongest inner-city redevelopment corridors, driven by walkability, proximity to downtown, and ongoing infill development throughout the neighborhood. The location places future residents within walking distance to Kensington Village shops, restaurants, cafes, Sunnyside LRT station, and downtown Calgary, making it highly attractive for future buyers and tenants. Surrounded by established homes and new infill development, this property presents an excellent opportunity for renovation, holding income, or future redevelopment in a neighborhood with strong long-term land value. Property sold as is where is.