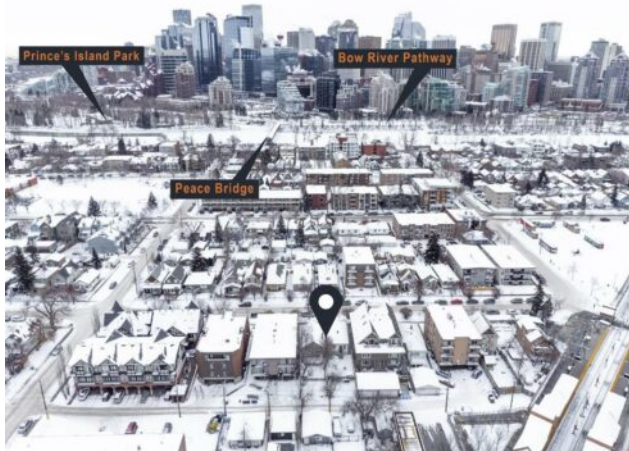




918,920 3 Avenue NW
Calgary, Alberta

MLS # A2195969

\$1,495,000



Division:	Sunnyside		
Type:	Commercial/Multi Family		
Style:	-		
Size:	1,396 sq.ft.	Age:	1939 (86 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	-		

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

Inclusions: N/A

This prime 50' x 120' land assembly consists of two 25' x 120' lots sold together, offering incredible potential in one of Calgary's most sought-after neighborhoods. Located just steps from the Sunnyside C-Train station, this site is within walking distance to Kensington's vibrant shops and restaurants, the Peace Bridge, and Downtown. Surrounded by higher-density multi-family, this property presents an opportunity for potential upzoning with reduced concerns around massing, shadowing etc Both homes are currently liveable if the buyer wants to continue renting them out. The house on 918 (1939 built) is a larger property (approximately 800 sq ft AG), was rebuilt with a full extensive renovation (10 years ago), and the basement finished. The 920 home is a 1912 built home (approximately 600 sq ft AG). More dated but still rentable. With its prime location, transit accessibility, and strong redevelopment potential, this is an exceptional opportunity for builders, investors, and developers. There is also potential for upzoning, see the Proposed Riley Communities Local Area Plan attached. Don't miss out on securing your piece of land in Sunnyside!