

**926 2 Avenue NW
Calgary, Alberta****MLS # A2225941****\$1,750,000**

Division:	Sunnyside		
Type:	Residential/House		
Style:	Bungalow		
Size:	875 sq.ft.	Age:	1948 (77 yrs old)
Beds:	3	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:	Finished, Full	LLD:	-
Exterior:	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. This property is to be purchased with 922 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 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)***