

**922 & 926 2 Avenue NW  
Calgary, Alberta**

**MLS # A2226617**



**\$3,500,000**

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

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

**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!