

# \$3,500,000 - 922 & 926 2 Avenue Nw, Calgary

MLS® #A2226617

**\$3,500,000**

0 Bedroom, 0.00 Bathroom, 1,862 sqft  
Multi-Family on 0.00 Acres

Sunnyside, Calgary, Alberta

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!

Built in 1947

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2226617      |
| Price          | \$3,500,000   |
| Bathrooms      | 0.00          |
| Square Footage | 1,862         |
| Acres          | 0.00          |
| Year Built     | 1947          |
| Type           | Multi-Family  |
| Sub-Type       | Row/Townhouse |
| Status         | Active        |

## Community Information

Address 922 & 926 2 Avenue Nw



|             |           |
|-------------|-----------|
| Subdivision | Sunnyside |
| City        | Calgary   |
| County      | Calgary   |
| Province    | Alberta   |
| Postal Code | T2N 0E6   |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 78             |
| Zoning         | DC             |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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