$1,750,000 - 922 2 Avenue Nw, Calgary

MLS® #A2225939

$1,750,000
4 Bedroom, 2.00 Bathroom, 988 sqft
Residential on 0.14 Acres

Sunnyside, Calgary, Alberta

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 926 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 two units and 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)***

Built in 1948

Essential Information

MLS® #	A2225939
Price	$1,750,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	988
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Active

Community Information

Address	922 2 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0E6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2025
Days on Market	83
Zoning	DC

Listing Details

Listing Office	RE/MAX First

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