

# \$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 | 93             |
| Zoning         | DC             |

## Listing Details

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

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