



GRASSROOTS
REALTY GROUP

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922&926 2 Avenue NW
Calgary, Alberta

MLS # A2305357



\$2,900,000

Division:	Sunnyside		
Type:	Multi-Family/Row/Townhouse		
Style:	-		
Size:	1,862 sq.ft.	Age:	1948 (78 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	-		

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

Inclusions: See Remarks

An exceptional and rare opportunity to acquire two adjoining lots at 922 and 926 2 Avenue NW, each measuring 50 ft x 120 ft, for a combined total of 100 ft x 120 ft (12,000 sq ft) of prime development land. Ideally located in Sunnyside along 2 Avenue NW between 8 Street and 9 Street NW, the property is currently zoned DC, offering a wide range of development possibilities. This highly sought-after location is just steps from the vibrant amenities of Kensington, the Peace Bridge, Prince's Island Park, Sunnyside LRT Station, the Bow River, and Calgary's downtown core. Enjoy immediate access to pathways, major attractions, and key roadways. This is a rare chance to secure a premier development site in one of Calgary's most desirable inner-city communities—an opportunity to position yourself at the forefront of development in Sunnyside.