

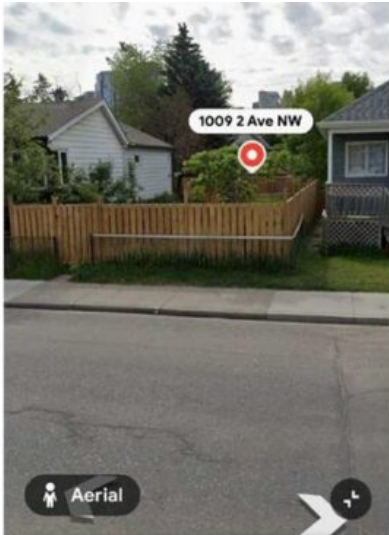


GRASSROOTS
REALTY GROUP

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1009 2 Avenue NW
Calgary, Alberta

MLS # A2331668



\$500,000

Division: Sunnyside

Lot Size: 0.07 Acre

Lot Feat: Cleared, Few Trees, Rectangular Lot

By Town: -

LLD: -

Zoning: M-CG d72

Water: -

Sewer: -

Utilities: -

Rare inner-city opportunity in sought-after Sunnyside! This fully serviced vacant lot at 1009 2 Avenue NW has been professionally cleared and is 100% ready for your new build. The previous structure was completely demolished in 2021, including full concrete foundation removal. Licensed asbestos abatement was completed with air clearance certification & all documentation available. Property Features: Lot size: 3,003 sq. ft. (279.0 sq. m.) Frontage: 7.62 m (25.0 ft.) Depth: 36.58 m (120.0 ft.) Rectangular lot with excellent building envelope Zoning: M-CG & allows for single-family, multi-family, or mixed-use (subject to City approvals) Location Highlights: Steps to Kensington shops, restaurants, and cafés Walk to Sunnyside LRT station Minutes to downtown and the Bow River pathways Mature, established neighbourhood with tree-lined streets Builders, investors, and custom home buyers & bring your vision to this prime inner-city location. All utility disconnections complete. No surprises, no remediation, no delays. Just a clean, cleared lot ready for construction. All offers welcome. Contact today to view the site.