

\$1,750,000 - 926 2 Avenue Nw, Calgary

MLS® #A2225941

\$1,750,000

3 Bedroom, 2.00 Bathroom, 875 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 922 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 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® #	A2225941
Price	\$1,750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	875
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status Active

Community Information

Address 926 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 Finished, Full

Exterior

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

Additional Information

Date Listed May 31st, 2025
Days on Market 17
Zoning DC

Listing Details

Listing Office RE/MAX First

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