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918,920 3 AVENUE NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
29494


MLS ID:
A2195969

\$1,495,000



 **ANTHONY THERRIEN-BERNARD**
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 918,920 3 Avenue NW, Calgary , Alberta T2N0J7

Transaction Type For Sale	Title Fee Simple	Days On Market 38
Zoning M-CG	Subdivision Sunnyside	Building Type See Remarks
Year Built 1939	Structure Type Other	Property Type Commercial
Property Sub Type Multi Family	Legal Plan 24480	Building Area (Sq. Ft.) 1396.00
Building Area (Sq. M.) 129.69	Lot Size (Sq. Ft.) 6009	Lot Size (Acres) 0.14
Access to Property Back Alley Access,Paved Lane,Paved Road,Public Transportation Nearby	Inclusions N/A	Restrictions None Known
Reports Aerial Photos,Floor Plans,RPR with Compliance,Title		

This prime 50' x 120' land assembly consists of two 25' x 120' lots sold together, offering incredible potential in one of Calgary's most sought-after neighborhoods. Located just steps from the Sunnyside C-Train station, this site is within walking distance to Kensington's vibrant shops and restaurants, the Peace Bridge, and Downtown. Surrounded by higher-density multi-family, this property presents an opportunity for potential upzoning with reduced concerns around massing, shadowing etc Both homes are currently liveable if the buyer wants to continue renting them out. The house on 918 (1939 built) is a larger property (approximately 800 sq ft AG), was rebuilt with a full extensive renovation (10 years ago), and the basement finished. The 920 home is a 1912 built home (approximately 600 sq ft AG). More dated but still rentable. With its prime location, transit accessibility, and strong redevelopment potential, this is an exceptional opportunity for builders, investors, and developers. There is also potential for upzoning, see the Proposed Riley Communities Local Area Plan attached. Don't miss out on securing your piece of land in Sunnyside!

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