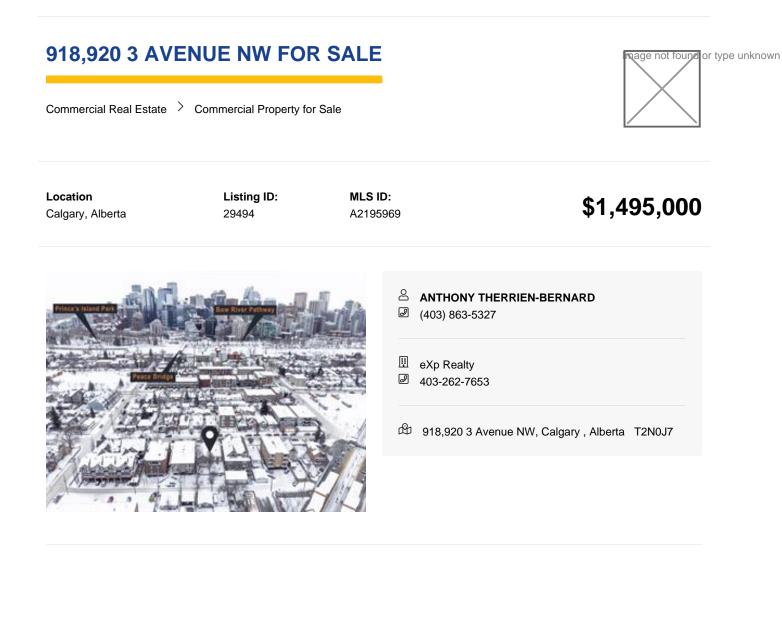


Generated: Apr 4, 2025, 13:37:04

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



Transaction Type	Title	Days On Market
For Sale	Fee Simple	38
Zoning	Subdivision	Building Type
M-CG	Sunnyside	See Remarks
Year Built	Structure Type	Property Type
1939	Other	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Multi Family	24480	1396.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
129.69	6009	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!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.