

\$1,550,000 - 802 2 Avenue Nw, Calgary

MLS® #A2115538

\$1,550,000

0 Bedroom, 0.00 Bathroom,
Land on 0.14 Acres

Sunnyside, Calgary, Alberta

Rarely available on market! Uncover the potential of this premium land nestled in Sunnyside, Calgary – a prime location primed for transformative development. Potentials to make great profits. With its proximity to iconic landmarks like the Peace Bridge and Prince Island Park, Calgary downtown core, and Kensington. This site offers an irresistible blend of urban convenience and natural beauty.

Formerly the historic Sunnyside Grocery site, this land comes with an approved Development Permit, offering options for constructing four three-story units with legal suites, plus a fifth two-story unit. Alternatively, tap into the lucrative rental market with the CMHC Multi-select Seed program, envisioning up to nine rental units with potential market rent exceeding \$280K annually.

Don't miss out on the chance to shape Sunnyside's future and capitalize on Calgary's thriving real estate market. Embrace this unparalleled opportunity today to secure your stake in one of Calgary's most sought-after locations. Contact us now to seize this prime development prospect.



Essential Information

MLS® #	A2115538
Price	\$1,550,000

Sold Price	\$1,470,000
Bathrooms	0.00
Acres	0.14
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	802 2 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0E6

Additional Information

Date Listed	March 17th, 2024
Date Sold	May 3rd, 2024
Days on Market	47
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	Key Realty Group Inc.
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