

**621 & 627 2 Avenue, Calgary T2N 0E2**

MLS®#: **A2161148** Area: **Sunnyside** Listing Date: **08/28/24** List Price: **\$1,799,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Calgary**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **8,964 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**21**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access: **Direct Access**  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:  
 Heating:  
 Sewer:  
 Ext Feat: **Private Yard**  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Construction:  
 Flooring:  
 Water Source:  
 Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple** Zoning: **M-CG d72**  
 Legal Desc: **1948P**

Remarks

Pub Rmks: **Rare development opportunity with neighboring bungalows being sold together! Rezoning done, DP survey done, ALL THE HARD WORK IS DONE & the DP is sent in for approval...Ideally located in the inner-city community of Sunnyside mere moments to boutique shops, great restaurants, funky cafes, the LRT Station, the Bow River and downtown. The lots total 75' x 120' and are zoned for multi-family. The options for redevelopment are only limited by your imagination. Currently in hand are plans for a 6 unit townhouse complex with 6 legal suites. Both bungalows plus the legal suite in 621 are rented to long-term tenants making them perfect holding properties. Phenomenally located in one of Calgary's most vibrant and sought-after communities with unmatched walkability, a perfect transit score and just a leisurely stroll into the downtown core. Opportunities like this don't come along often!**

Inclusions:  
Property Listed By:

**Fridges(3), Stoves(3), Washers and dryers (2)**  
**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





