

621 & 627 2 Avenue, Calgary T2N 0E2

MLS®#: **A2184418** Area: **Sunnyside** Listing Date: **12/27/24** 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

26
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

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**
 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)
LPT Realty ULC

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



