

# \$747,500 - 918 3 Avenue Nw, Calgary

MLS® #A2197916

**\$747,500**

2 Bedroom, 2.00 Bathroom, 793 sqft

Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

This prime 50â€™™ x 120â€™™ land assembly consists of two 25â€™™ x 120â€™™ lots sold together, offering incredible potential in one of Calgaryâ€™™s most sought-after neighborhoods. Located just steps from the Sunnyside C-Train station, this site is within walking distance to Kensingtonâ€™™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) and was rebuilt with a full extensive renovation (10 years ago). Finished basement. Now vacant but the existing owner may rent it out short term. The 920 home is a 1912 built home (approximately 600 sq ft AG). More dated but still rentable and currently tenant-occupied. 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. Donâ€™™t miss out on securing your piece of land in Sunnyside! Both properties must be purchased together. See listing A2198185 for the property at 920 3rd Ave NW.

Built in 1939



## Essential Information

MLS® #	A2197916
Price	\$747,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	793
Acres	0.07
Year Built	1939
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	918 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0J6

## Amenities

Parking Spaces	2
Parking	Off Street, Stall, On Street

## Interior

Interior Features	Closet Organizers, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Interior Lot, Street Lighting, Level, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	61
Zoning	M-CG

### **Listing Details**

Listing Office	eXp Realty
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