

# \$747,500 - 920 3 Avenue Nw, Calgary

MLS® #A2198185

## \$747,500

2 Bedroom, 1.00 Bathroom, 603 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 A2197916 for the property at 918 3rd Ave NW.

Built in 1912



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2198185    |
| Price          | \$747,500   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 603         |
| Acres          | 0.07        |
| Year Built     | 1912        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 920 3 Avenue Nw |
| Subdivision | Sunnyside       |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T2N0J6          |

## Amenities

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 2                            |
| Parking        | Off Street, On Street, Stall |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dryer, Electric Stove, Range Hood, Washer, Window Coverings |
| Heating           | Central, Natural Gas  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle  |

|              |                           |
|--------------|---------------------------|
| Construction | Vinyl Siding, Wood Siding |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 56                  |
| Zoning         | M-CG                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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