

# \$1,495,000 - 918,920 3 Avenue Nw, Calgary

MLS® #A2195969

**\$1,495,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 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), was rebuilt with a full extensive renovation (10 years ago), and the basement finished.

The 920 home is a 1912 built home (approximately 600 sq ft AG). More dated but still rentable.

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!



Built in 1939

## Essential Information

|            |              |
|------------|--------------|
| MLS® #     | A2195969     |
| Price      | \$1,495,000  |
| Bathrooms  | 0.00         |
| Acres      | 0.14         |
| Year Built | 1939         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |
| Status     | Active       |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 918,920 3 Avenue Nw |
| Subdivision | Sunnyside           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2N0J7              |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 57                  |
| Zoning         | M-CG                |

## Listing Details

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

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