

737 2 Avenue NW
Calgary, Alberta**MLS # A2230047****\$1,650,000****Division:** Sunnyside**Lot Size:** 0.17 Acre**Lot Feat:** Back Lane, Corner Lot, Level, Near Public Transit, Rectangular Lot**By Town:** -**LLD:** -**Zoning:** M-CG d72**Water:** -**Sewer:** -**Utilities:** -

Welcome to this incredible 60 ft x 120 ft corner development lot – An Ideal Investment in the vibrant community of Sunnyside—an exceptional opportunity to bring your vision to life. This prime location offers stunning downtown views and is perfectly positioned near the LRT, downtown core, and the lively amenities of Kensington. With Memorial Drive pathways right at your doorstep, the possibilities for development are vast. Whether you're looking to build your dream home or create a unique project, this lot provides the ideal setting to make your mark in one of Calgary's most sought-after neighbourhoods. Don't miss the chance to add your personal touch to the charm and character of Sunnyside.