

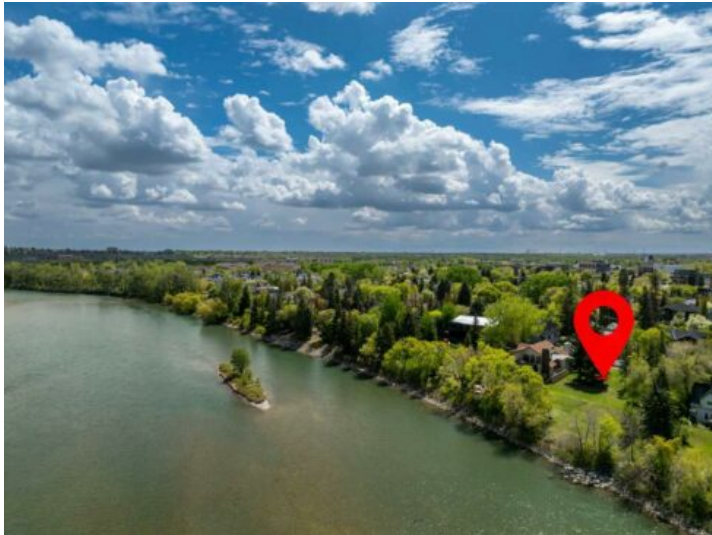


**GRASSROOTS**  
REALTY GROUP

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**14 Major Stewart Lane SE**  
**Calgary, Alberta**

**MLS # A2226395**



**\$1,450,000**

**Division:** Inglewood

**Lot Size:** 0.27 Acre

**Lot Feat:** Creek/River/Stream/Pond, Irregular Lot, Private, Treed, Views, Waterfront

**By Town:** -

**LLD:** -

**Zoning:** R-CG

**Water:** -

**Sewer:** -

**Utilities:** -

Some properties are rare. Others are special. And then there's 14 Major Stewart Lane — a place so unique it almost defies description. Tucked behind the historic Major Stewart House and backing directly onto the Bow River, this is the only residential lot in Calgary where you can hear the calls of exotic animals from your backyard, thanks to its location just across the water from the Calgary Zoo. Set on 1,084 sq m with 50 feet of pristine river frontage, it's a setting that feels far removed from city life — yet you're only minutes from downtown, Inglewood's vibrant shops, Harvie Passage, and the Bow River Pathway system. For those with vision, the opportunity here is immense. The previous owner worked with designers to conceptualize a pair of stacked duplexes across both 10 and 14 Major Stewart Lane — four modern, architectural residences that would redefine waterfront living in Calgary. Purchase the adjacent lot and unlock the full half-acre potential with 100 feet of uninterrupted river views. Whether you're dreaming of a legacy build, a multi-unit development, or simply a private retreat in the city's most eclectic neighbourhood, this is a canvas like no other.