

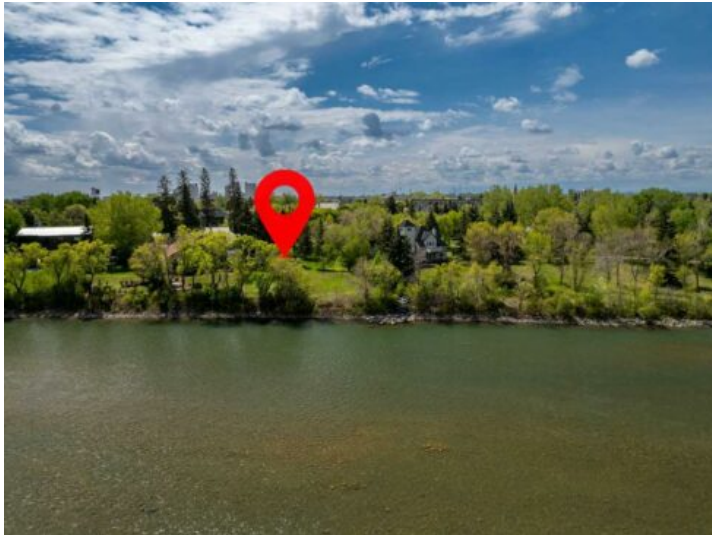


GRASSROOTS
REALTY GROUP

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10 Major Stewart Lane SE
Calgary, Alberta

MLS # A2227330



\$1,400,000

Division: Inglewood

Lot Size: 0.22 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Positioned next to one of Calgary's most unique riverfront lots, 10 Major Stewart Lane is an exceptional standalone opportunity — or the perfect complement for a larger vision. This 892 sq m lot offers an equally rare chance to own a piece of Calgary's most imaginative riverfront real estate. Backing directly onto the Bow River and nestled just behind the historic Major Stewart House, this lot delivers serenity, nature, and creativity all in one. From your backyard, you'll hear the sounds of the Calgary Zoo and watch the river flow by — a daily reminder of how close you are to both the wild and the heart of the city. With 50 feet of river frontage, the lot is ideally positioned for a single dream home or to be combined with 14 Major Stewart Lane to realize a larger vision. Previous design concepts included a pair of stacked duplexes across both lots — four remarkable homes that would bring bold architecture and luxury to Calgary's riverfront. Steps from Inglewood's shops and restaurants, Harvie Passage, the bird sanctuary, and extensive pathway systems, this is more than a lot — it's an invitation to create something truly extraordinary. Whether held individually or as part of a larger vision, 10 Major Stewart Lane is a once-in-a-generation opportunity.