



GRASSROOTS
REALTY GROUP

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1324 8 Avenue SE
Calgary, Alberta

MLS # A2235474



\$849,900

Division: Inglewood

Lot Size: 0.12 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Rare Inglewood Lot – 33' x 160' | Ready to Build | No Rear Neighbors. A unique opportunity for builders in one of Calgary's most sought after inner-city communities—Inglewood. This 33 ft x 160 ft lot offers an exceptional canvas for a striking, custom-built home. With its unusually deep dimensions and optimal width, the design potential is endless including possibility for underground parking (subject to city approval)! **READY TO BUILD:** This is a bare lot with back lane access and no demolition required—bring your plans and start building. One of the only available lots in Inglewood with this rare depth and positioning: levels above main floor will offer views of the river. Backs onto greenspace with no rear neighbours and sides onto open space giving added privacy and sunlight exposure. Just steps from vibrant 9th Ave SE, this location puts you in the heart of it all—award-winning restaurants, cozy cafés, local shops, craft breweries, live music, comedy venues, festivals, and so much more. Stroll the river pathways, explore Pearce Estate Park and Harvie Passage, or visit the Inglewood Bird Sanctuary and Nature Centre—all within walking distance. Quick access to downtown, Deerfoot Trail, and Memorial Drive. Opportunities like this rarely come up in Inglewood—a tightly held community where people stay for good reason. Don't miss your chance to create something remarkable in a neighborhood that blends culture, nature, and city life like nowhere else.