



GRASSROOTS
REALTY GROUP

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1123- 1125 8 Street SE
Calgary, Alberta

MLS # A2262830



\$1,500,000

Division: Ramsay

Lot Size: 0.23 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: H-GO

Water: Public

Sewer: -

Utilities: Cable Internet Access, Electricity at Lot Line

Prime Development Site in Ramsay. Aprox ~9,815 sf (66' × 148.5') site with newly approved (DC) H-GO zoning. Dual street access (8 St SE front; Maggie St rear), and a zero lot line on the north for efficient planning and wider modules. H-GO permits grade-oriented housing up to 12 m in height with a maximum FAR of 1.5 (˜ 14,720 sf above-grade GFA). The configuration supports front + rear rows with a 6.5 m mews and favors garage access from Maggie St, preserving site coverage and simplifying circulation. Alternate proposal provides for 28 unit multi-family project (supported by City planning). Steps to Red's Diner; walkable to Stampede Park, BMO Centre, the Culture & Entertainment District (incl. SAM Centre), and Inglewood's retail/nightlife. MLI Select may be feasible depending on final design/criteria (energy, accessibility, affordability). Call for more detailed info. All figures are by-law/measurement based and for marketing guidance only; buyers to verify program, parking, and compliance at DP.