



GRASSROOTS
REALTY GROUP

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2207 8 Avenue SE
Calgary, Alberta

MLS # A2281285



\$574,900

Division:	Inglewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	693 sq.ft.	Age:	1913 (113 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Set on an extraordinary riverfront lot overlooking the Inglewood Golf Course, this is a rare opportunity to create a bespoke luxury residence in one of Calgary's most prestigious inner-city settings. Framed by mature trees and a tranquil natural backdrop, the property offers immediate access to river pathways, parks, and a nearby bird sanctuary—an exceptional blend of privacy and nature. Located on a quiet, pristine cul-de-sac, this exclusive pocket of Inglewood is both serene and refined, yet moments from schools, playgrounds, bike paths, boutique shops, acclaimed restaurants, and all the charm the community is known for. The south-west facing backyard, rear lane access, and expansive lot create endless architectural possibilities—ideal for a statement home designed for light, views, and indoor-outdoor living. Recent nearby sales approaching \$3M reinforce the exceptional value of this location. While a heritage home currently occupies the site, the true offering is the land and lifestyle—an unparalleled opportunity to build a signature riverfront home in one of the city's most coveted enclaves.