

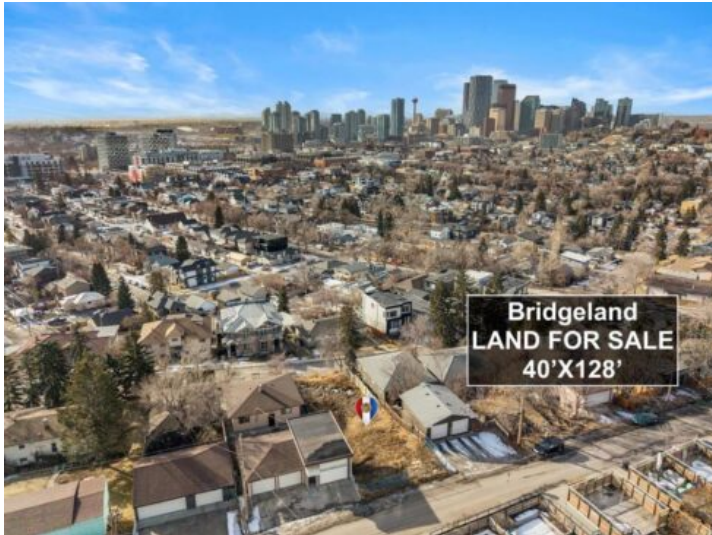


GRASSROOTS
REALTY GROUP

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1128 Jamieson Avenue NE
Calgary, Alberta

MLS # A2284011



\$847,900

Division: Bridgeland/Riverside

Lot Size: 0.11 Acre

Lot Feat: Sloped

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

This is a rare opportunity to build your custom home on a prime 40' x 128' R-CG lot in one of Calgary's most sought after inner-city communities. This exceptional property offers 180° views of downtown Calgary and the Rocky Mountains and is located on a quiet residential street at 1128 Jamieson Avenue, with Jamieson Ave at the front and Drury Ave at the rear. The dual access to quiet side streets makes it attractive for a laneway suite along the Drury Ave frontage. CALL FOR A PRIVATE VIEWING TODAY. The Development permit application has been conditionally approved and is pending release. A geotechnical slope stability assessment has been completed (cost ~\$9K) confirming that "the subsurface conditions at the site are expected to be suitable for the proposed residential development" allowing you to move forward with confidence. Situated in highly desirable Bridgeland, named a Top 5 Calgary community by Avenue Magazine, this location is renowned for its vibrant atmosphere, strong community feel, and unbeatable accessibility. Enjoy being just 7 minutes from downtown, with immediate access to Bow River pathways, parks, green spaces, public transit, recreation facilities, restaurants, shops, and top-rated schools, all within walking distance. With a high walkability score and stunning cityscape views, this property offers the perfect foundation for an elevated urban lifestyle. Whether you are a builder, investor, or future homeowner, this is a truly exceptional opportunity to create something special in one of Calgary's most prestigious neighbourhoods.