



1125 8 Street SE
Calgary, Alberta

MLS # A2292796



\$699,900

Division:	Ramsay		
Type:	Residential/House		
Style:	Bungalow		
Size:	710 sq.ft.	Age:	1944 (82 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	See Remarks, Sloped Up		

Heating:	Other	Water:	-
Floors:	Other, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

EXCEPTIONAL opportunity to acquire a well-located development site in Calgary's evolving inner-city community of Ramsay. Located at 1125 8 Street SE, this 33' x 148.5' parcel (66' x 148.5' when assembled with 1125) features newly approved H-GO (Housing – Grade-Oriented) zoning. A City-supported conceptual design illustrates the potential for a 28-unit multi-family development, aligning with Calgary's inner-city densification strategy. City planning discussions have already taken place and have been supportive of redevelopment concepts, with development approval drawings able to be prepared quickly for submission. For additional context, a nearby land assembly of approximately 35,000 sq. ft. recently received approval for only 20 units, highlighting the strong potential density achievable on this nearly 10,000 sq. ft. site. The property benefits from dual street access from 8 Street SE and Maggie Street, allowing flexible site planning and efficient circulation. Conceptual plans respect the neighborhood's historic character while introducing modern, attainable inner-city housing. Multiple acquisition options may be available for builders and developers: • Purchase 1123 and 1125 together as a land assembly (66' x 148.5'); • Purchase 1123 or 1125 individually • Purchase the Maggie Street SE frontage portion of 1125, currently the backyard, which may potentially be subdivided into a 33' x 72.25' development lot offered at \$360,000. The existing home does not encroach on this proposed lot, allowing flexibility for future development. Ideally situated steps from Red's Diner and within walking distance to Stampede Park, the BMO Centre, Calgary's Culture and Entertainment District, and the future SAM Centre, as well as the vibrant shops and

restaurants of Inglewood. Ramsay continues to benefit from significant public and private reinvestment, making this one of Calgary's most attractive inner-city redevelopment locations. Conceptual planning materials available to qualified buyers upon request. Come have a look today and make an offer.