



**GRASSROOTS**  
REALTY GROUP

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**1125 8 Street SE**  
**Calgary, Alberta**

**MLS # A2302813**



**\$699,900**

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**Division:** Ramsay

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**Lot Size:** 0.11 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** R-CG

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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**EXCEPTIONAL INNER-CITY DEVELOPMENT OPPORTUNITY IN RAMSAY.** Located at 1125 8 Street SE, this 33' x 148.5' parcel, or 66' x 148.5' when assembled with 1123, offers newly approved H-GO (Housing & Grade Oriented) zoning, supporting higher-density, grade-oriented multi-residential development in one of Calgary's most sought-after redevelopment corridors. Preliminary concept studies illustrate the potential for a 28-unit multi-residential project across the combined site, aligning with Calgary's ongoing inner-city densification strategy. Prior planning discussions have been supportive, allowing for a streamlined path toward development permit preparation and submission. For added context, a nearby land assembly of approximately 35,000 sq ft recently achieved approval for only 20 units, highlighting the strong density potential achievable on this nearly 10,000 sq ft site. The property benefits from dual street access via 8 Street SE and Maggie Street SE, providing excellent flexibility for site planning, access, and circulation. Conceptual plans have been thoughtfully considered to respect the character of the neighbourhood while introducing modern, attainable housing. Multiple acquisition options available: • Assemble 1123 & 1125 8 Street SE for a 66' x 148.5' development site • Purchase 1123 or 1125 individually • Potential opportunity to acquire the Maggie Street SE frontage portion of 1125 (approx. 33' x 72.25'), subject to subdivision, offering additional flexibility for builders. Property is being marketed and sold strictly as LAND VALUE ONLY, AS-IS. Existing structure has been boarded, utilities have been disconnected, and the property is not suitable for occupancy. Seller makes no warranties or representations regarding structures, improvements, or development approvals. Buyers must conduct their own due diligence with the City of Calgary. **DO NOT ENTER PROPERTY.** Access only with an accepted offer or seller authorization. Ideally located steps from Red's Diner and within walking distance to Stampede Park, the BMO Centre, Calgary's Culture and Entertainment District, the future SAM Centre, and the shops and restaurants of Inglewood. Ramsay continues to see significant public and private reinvestment, making this a prime opportunity for builders and investors. Development concept package and supporting materials available to qualified buyers upon request. Rare opportunity to secure a high-potential inner-city development site.