



GRASSROOTS
REALTY GROUP

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1123 8 Street SE
Calgary, Alberta

MLS # A2209327



\$1,695,000

Division: Ramsay

Lot Size: 0.23 Acre

Lot Feat: Interior Lot, No Neighbours Behind, Paved, Rectangular Lot, See Remarks

By Town: -

LLD: -

Zoning: HGO

Water: Public

Sewer: -

Utilities: Cable Internet Access, Electricity at Lot Line

An exceptional opportunity to secure a well-located development site in one of Calgary's most dynamic and evolving inner-city neighborhoods. Positioned at 1123/1125 8 Street SE, this parcel offers the rare advantage of newly approved HGO zoning (Housing – Grade-Oriented), with a preliminary design concept in place for a 28-unit multi-family project. The architect has advised that development approval drawings could be prepared very quickly to allow for a quick submission to the City for approval. Meetings with city planning have been completed and the department is in support of an application for the proposed development. The site is just under 10,000 sqft. total and offers street access from the front and back of the property. 8 Street to the East and Maggie Street to the West. The proposed development is thoughtfully designed by a long-time Ramsay resident and architect, incorporating key elements of the community's character and historic charm. The vision respects the area's roots while offering a modern housing solution that aligns with the future of inner-city living and affordable housing options. This site is ideally located just steps from Red's Diner and within easy walking distance to Stampede Park, the expanding BMO Centre, and Calgary's exciting Culture and Entertainment District — including the upcoming SAM Centre and all the energy of the Inglewood retail and nightlife corridor. Whether for future tenants or owners, this location offers unbeatable urban connectivity paired with a vibrant community setting. Ramsay is a neighborhood in transition — seeing ongoing public and private reinvestment, including new housing, infrastructure upgrades, and streetscape improvements. The area is maturing gracefully, with careful additions that aim to maintain the neighborhood's unique character while supporting its long-term growth. With potential alignment for CMHC's MLI Select program, this project offers developers a chance to pursue enhanced financing options, including longer amortizations and reduced debt service requirements, while contributing to Calgary's much-needed rental housing supply. Whether you're an experienced developer or a builder looking for your next signature project, this property delivers location, community, design potential, and long-term upside.