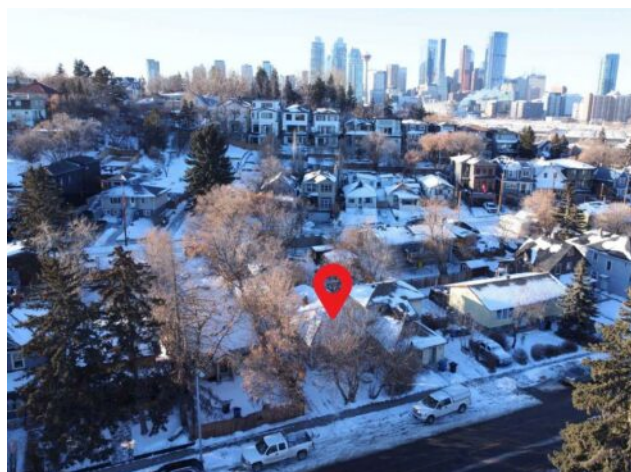


**1123 8 Street SE
Calgary, Alberta**

MLS # A2275575



\$750,000

Division:	Ramsay		
Type:	Residential/House		
Style:	Bungalow		
Size:	950 sq.ft.	Age:	1908 (118 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Other	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

FANTASTIC opportunity to acquire a well-located development site in Calgary's evolving inner-city community of Ramsay. Located at 1123/1125 8 Street SE, this 33x148 site(both together - 66x148) features newly approved HGO (Housing – Grade-Oriented) zoning and a preliminary design for a 28-unit multi-family project as supported by the City. Seller would prefer both sold together or may consider separate sales. City planning meetings have been completed and are supportive, with development approval drawings able to be prepared quickly for submission. The nearly 10,000 sq. ft. parcel offers dual street access from 8 Street SE and Maggie Street to the west. Our proposed concept respects the neighborhood's historic character while delivering modern, attainable inner-city housing. Ideally situated steps from Red's Diner and within walking distance to Stampede Park, the BMO Centre, and the Culture and Entertainment District, including the future SAM Centre and Inglewood's vibrant retail and nightlife. Ramsay continues to benefit from public and private reinvestment, making this an attractive long-term opportunity. With potential CMHC MLI Select eligibility, this project offers enhanced financing options while contributing to Calgary's growing rental housing needs. Come have a look today and make us an offer!