

2207 8 Avenue SE  
Calgary, Alberta

MLS # A2281285



# \$574,900

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	693 sq.ft.	<b>Age:</b>	1913 (113 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** N/A

Set on an extraordinary riverfront lot overlooking the Inglewood Golf Course, this is a rare opportunity to create a bespoke luxury residence in one of Calgary's most prestigious inner-city settings. Framed by mature trees and a tranquil natural backdrop, the property offers immediate access to river pathways, parks, and a nearby bird sanctuary—an exceptional blend of privacy and nature. Located on a quiet, pristine cul-de-sac, this exclusive pocket of Inglewood is both serene and refined, yet moments from schools, playgrounds, bike paths, boutique shops, acclaimed restaurants, and all the charm the community is known for. The south-west facing backyard, rear lane access, and expansive lot create endless architectural possibilities—ideal for a statement home designed for light, views, and indoor-outdoor living. Recent nearby sales approaching \$3M reinforce the exceptional value of this location. While a heritage home currently occupies the site, the true offering is the land and lifestyle—an unparalleled opportunity to build a signature riverfront home in one of the city's most coveted enclaves.