

\$1,695,000 - 1123 8 Street Se, Calgary

MLS® #A2209327

\$1,695,000

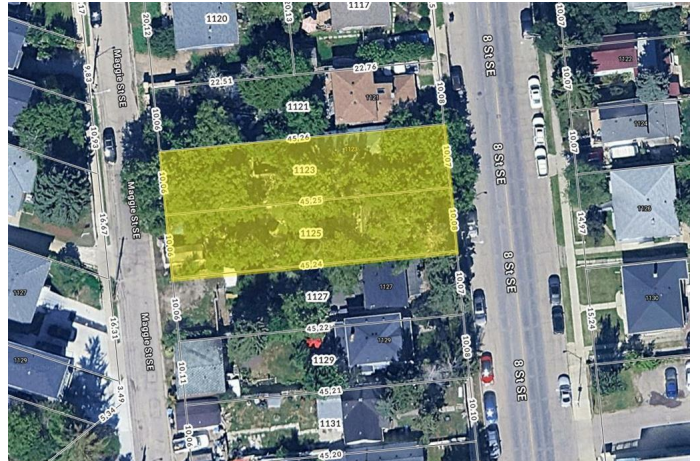
0 Bedroom, 0.00 Bathroom,
Land on 0.23 Acres

Ramsay, Calgary, Alberta

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



8TH STREET ELEVATION (EAST)

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 â€” 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 neighborhoodâ€™s unique character while supporting its long-term growth.

With potential alignment for CMHCâ€™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 Calgaryâ€™s much-needed rental housing supply.

Whether youâ€™re an experienced developer or a builder looking for your next signature project, this property delivers location, community, design potential, and long-term upside

Essential Information

| | |
|-----------|------------------|
| MLS® # | A2209327 |
| Price | \$1,695,000 |
| Bathrooms | 0.00 |
| Acres | 0.23 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 1123 8 Street Se |
| Subdivision | Ramsay |
| City | Calgary |
| County | Calgary |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T2G 2Z6 |

Amenities

| | |
|-----------|--|
| Utilities | Cable Internet Access, Electricity at Lot Line |
|-----------|--|

Exterior

| | |
|-----------------|--|
| Lot Description | Interior Lot, Rectangular Lot, See Remarks, No Neighbours Behind, Paved, Sloped Down |
|-----------------|--|

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 117 |
| Zoning | HGO |

Listing Details

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|----------------|--------------------------|
| Listing Office | D.C. & Associates Realty |
|----------------|--------------------------|

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