



**8TH STREET ELEVATION (EAST)**

## 11231125 8 Street Calgary Alberta

\$1,750,000

For more information, please click Brochure button. Investor Alert! An incredible development opportunity in the highly desirable Ramsay community! 1123 & 1125 8th St. SE, Calgary, AB are being sold together and have already been zoned H-GO, allowing for the development of up to 24 above-grade and 6 below-grade units (with appropriate parking). Potential for rental income! Together, these properties offer a total lot size of approximately 9,800 sq. ft. (each lot measuring 33' x 148'). Both properties have rear lane access from Maggie St., providing additional development flexibility. The existing homes on both properties are beyond their useful life and are uninhabitable, making this an ideal teardown and redevelopment project. Located in the heart of Ramsay, this site is steps away from downtown Calgary, Inglewood, and the city's upcoming premier sports and entertainment venue, Scotia Place. It's also just 400 metres from the future Ramsay/Inglewood Green Line Station, adding even more value to this prime investment. Don't miss this rare opportunity to secure a high-density rental development site in one of Calgary's most sought-after neighborhoods! First photo is a example of a rendering drawing. (id:6769)

Listing Presented By:



Originally Listed by:  
Easy List Realty

<http://www.easylistrealty.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)