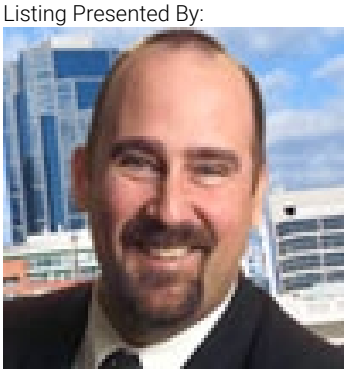


1128 Jamieson Avenue Calgary Alberta

$729,900

An exceptional opportunity to build your dream home in the heart of Bridgeland with breathtaking 180? views of downtown Calgary and the Rocky Mountains. Situated on a prime 40' x 128' hillside lot, this property offers a rare combination of spectacular views, an established inner-city location and significant preliminary development work already completed.One of the property's most distinctive features is its dual street access, with frontage on Jamieson Avenue and rear access from Drury Avenue, creating an ideal setting for a custom residence with a laneway suite. A development permit for a thoughtfully designed custom home and laneway unit by Calgary architecture firm THAD has already been conditionally approved, providing an excellent starting point for bringing your vision to life. Architectural plans and renderings are available, or explore the opportunity to create a design of your own, subject to City approval.The sellers have also completed demolition, abatement and a geotechnical slope stability assessment, representing a significant investment in preparing the property for its next chapter. These valuable preliminary steps, together with the existing development plans, offer prospective buyers a head start in exploring the possibilities of this unique hillside setting.Located on a quiet residential street in one of Calgary's most vibrant and sought-after inner-city communities, you'll enjoy exceptional access to downtown, Bow River pathways, parks, schools, transit and Bridgeland's popular restaurants, cafes and boutique shops. Known for its character, walkability and strong sense of community, Bridgeland offers an outstanding lifestyle just minutes from the downtown core.With panoramic skyline and mountain views, dual street access and much of the preliminary planning already undertaken, this is a remarkable opportunity to create a truly special home in ...

Listing Presented By:



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RE/MAX First

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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca