

# \$1,750,000 - 1123/1125 8 Street Se, Calgary

MLS® #A2204735

**\$1,750,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.22 Acres

Ramsay, Calgary, Alberta

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.



8TH STREET ELEVATION (EAST)



## Essential Information

MLS® #

A2204735

Price	\$1,750,000
Bathrooms	0.00
Acres	0.22
Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	1123/1125 8 Street Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 2Z6

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	11
Zoning	H-GO

### **Listing Details**

Listing Office	Easy List Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.