



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**10 Major Stewart Lane SE  
Calgary, Alberta**

**MLS # A2296730**



**\$1,350,000**

**Division:** Inglewood

**Lot Size:** 0.22 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-CG

**Water:** -

**Sewer:** -

**Utilities:** -

An exceptionally rare opportunity to secure one of the last true riverfront parcels in Inglewood, Calgary's most iconic inner-city neighbourhood. Tucked quietly off Major Stewart Lane and hidden behind the historic Major Stewart House, this 9,601 sq ft property offers a level of privacy that is nearly impossible to find along the Bow River. With no public sidewalk directly in front and a setting that feels completely removed from the city, this is a location where discretion, tranquility, and natural beauty take priority—yet you are just minutes to downtown, the Inglewood core, and the city's top pathway systems. This is not a typical building lot. This is a legacy setting. Properties along this stretch of the river are tightly held, with surrounding homes reflecting long-term ownership and significant custom investment. Opportunities here are not driven by turnover, they are defined by rarity. Once secured and built on, these properties are seldom made available again. The lot itself is expansive and highly usable, offering a flat building site with direct Bow River frontage and no major clearing required. The setting is ideally suited for a high-quality, custom-built residence that complements the character and integrity of this unique riverfront enclave. The property is part of a limited 3-lot condominium plan (Lots 6, 10, and 14) with no condo fees and a simple structure in place to maintain consistency within the immediate surroundings, without the feel of a typical condominium environment. The area has benefited from significant flood mitigation work following 2013, further supporting long-term confidence in this irreplaceable riverfront location. For the buyer who understands what this represents, this is an opportunity to build a signature home in a setting that cannot be replicated. Once this is gone, it's gone.