



GRASSROOTS
REALTY GROUP

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10 Major Stewart Lane SE
Calgary, Alberta

MLS # A2323502



\$1,350,000

Division: Inglewood

Lot Size: 0.22 Acre

Lot Feat: Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Level, Near Golf Course

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Hidden behind the historic Major Stewart House and tucked within a private enclave off New Street, 10 Major Stewart Lane offers approximately 50 feet of direct Bow River frontage in one of Calgary's most unique and exclusive locations. This exceptional 892 square metre riverfront property combines privacy, nature, and inner-city convenience in a setting that few Calgarians even know exists. Accessed via a secluded private lane shared by only a handful of residences, the property offers a remarkable opportunity to create a custom riverfront home surrounded by mature trees, natural landscapes, and unobstructed Bow River views. The extensive Inglewood flood mitigation improvements provide additional confidence while preserving the experience of true riverfront living. Located directly across from the Calgary Zoo and minutes to downtown, East Village, Deerfoot Trail, and all of the shops, restaurants, breweries, and culture that make Inglewood one of Calgary's most sought-after communities, this location offers an exceptional lifestyle that is nearly impossible to replicate. The surrounding area continues to attract some of Calgary's most respected builders, architects, and design professionals, further reinforcing the long-term value and desirability of this remarkable riverfront setting. For buyers seeking an even larger opportunity, the adjacent property at 14 Major Stewart Lane is also available, creating the potential to secure approximately 100 feet of direct Bow River frontage and nearly half an acre of inner-city land. Whether purchased individually as a spectacular custom home site or combined to create one of Calgary's great riverfront estates, opportunities like this are exceptionally rare and may never exist again.