



GRASSROOTS
REALTY GROUP

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

MLS # A2323571



\$1,450,000

Division: Inglewood

Lot Size: 0.27 Acre

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

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

One of Calgary's last true riverfront opportunities. Hidden within the private enclave of Major Stewart Lane and tucked behind the historic Major Stewart House, this exceptionally rare Bow River property offers approximately 50 feet of direct river frontage and over 1,084 square metres of land in the heart of historic Inglewood. Accessed from New Street via a secluded private lane shared by only a handful of residences, this unique setting offers a level of privacy and exclusivity that is nearly impossible to find this close to downtown Calgary. Surrounded by mature trees, river pathways, and natural landscapes, the property feels worlds away from the city while remaining just minutes to downtown, East Village, Deerfoot Trail, restaurants, shopping, and all of the amenities that make Inglewood one of Calgary's most sought-after communities. The surrounding area continues to attract some of Calgary's most respected builders, architects, and design professionals, making this an exceptional opportunity to create a custom riverfront residence in one of the city's most unique locations. The extensive Inglewood flood mitigation improvements further enhance confidence while preserving the experience of true riverfront living. For buyers seeking an even more significant opportunity, the adjacent property at 10 Major Stewart Lane is also available for purchase. Together, the two separately titled properties provide approximately 100 feet of direct Bow River frontage and nearly half an acre of inner-city land, creating one of Calgary's most extraordinary riverfront estate opportunities. Whether purchased individually as a remarkable custom home site or combined to create a legacy riverfront estate, opportunities like this are exceptionally rare and may never exist again.