



GRASSROOTS

REALTY GROUP

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

MLS # A2323573



\$2,800,000

Division: Inglewood

Lot Size: 0.49 Acre

Lot Feat: Level, Near Public Transit, No Back Lane, No Neighbours Behind, Open

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

One of Calgary's last true riverfront opportunities. Situated along the Bow River and hidden within the private enclave of Major Stewart Lane, this exceptionally rare offering provides approximately 100 feet of direct river frontage and nearly half an acre of inner-city land in historic Inglewood. Comprised of two separately titled properties, 10 and 14 Major Stewart Lane offer flexibility rarely found in Calgary's luxury market. Purchase one individual 50-foot riverfront lot and create a custom home, or secure both properties together to create a landmark riverfront estate with approximately 1,976 square metres (0.49 acres) of land and 100 feet of Bow River frontage. Accessed from New Street and tucked behind the historic Major Stewart House, this private setting is home to only a handful of residences, offering a level of privacy and exclusivity that is almost impossible to replicate this close to downtown. The location combines the tranquility of riverfront living with immediate access to Inglewood's restaurants, shops, pathways, and cultural amenities, while downtown Calgary, Deerfoot Trail, and East Village are only minutes away. The surrounding area continues to attract some of Calgary's most respected builders, architects, and design professionals, reinforcing the long-term desirability and significance of this unique riverfront setting. Buyers may envision one extraordinary legacy estate spanning both parcels or two exceptional riverfront residences, each benefiting from direct Bow River frontage. The properties also benefit from the extensive Inglewood flood mitigation improvements, providing confidence while preserving the unique experience of riverfront living. Opportunities to secure this amount of river frontage within Calgary are exceptionally rare. Once developed, opportunities like this may never exist again.