



GRASSROOTS
REALTY GROUP

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**1128 Jamieson Avenue NE
Calgary, Alberta**

MLS # A2329470



\$779,900

Division: Bridgeland/Riverside

Lot Size: 0.11 Acre

Lot Feat: Sloped

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

This property offers a rare opportunity to build your custom home on a prime 40' x 128' R-CG lot in one of Calgary's most sought after inner-city communities. This exceptional property offers 180° views of downtown Calgary and the Rocky Mountains. Located on a quiet residential street, the property boasts rare dual access to both Jamieson Avenue at the front and Drury Avenue at the rear, making it attractive to develop a substantial home and a laneway suite with convenient access. The Development Permit for a dream home and laneway unit designed by Calgary architecture firm THAD has already been conditionally approved and is ready for you, or make this lot come to life with custom designs of your own. Additionally, a geotechnical slope stability assessment has been completed allowing you to move forward with confidence capturing the dramatic skyline views from this sought-after hillside location. Situated in highly desirable Bridgeland, named a Top 5 Calgary community by Avenue Magazine, this location is renowned for its vibrant atmosphere, strong community feel, and unbeatable accessibility. Enjoy seeing downtown from your front door just minutes from downtown, with immediate access to Bow River pathways, parks, green spaces, public transit, recreation facilities, restaurants, shops, and top-rated schools, all within walking distance. With stunning cityscape views, this property offers the perfect foundation for an elevated urban lifestyle. Whether you are a builder, investor, or future homeowner, this is a truly exceptional opportunity to create something special in one of Calgary's most prestigious neighbourhoods.