Luxury INFILLS | CIR REALTY® | LUXURY PORTFOLIO INTERNATIONAL®



706,710,714 & 718

SALISBURY *Avenue SE*

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706 SALISBURY: 37.5 X 137.2
SQUARE FOOTAGE: 5,145

710 SALISBURY: 50 X 137.2
SQUARE FOOTAGE: 6,860

714 SALISBURY: 40 X 137. 2
SQUARE FOOTAGE: 5,488

718 SALISBURY: 50 X 137.2
SQUARE FOOTAGE: 6,860



24,353 TOTAL SF

PROPERTY DETAILS

- R-C2 Zoning
- Lots 706, 710 and 718 contain bungalows
- Lot 714 contains a bilevel duplex
- All homes are occupied with month-to-month tenants
- Option to purchase as an assembly or in pairs

A UNIQUE DEVELOPMENT OPPORTUNITY

This Land Assembly is entirely owned by the same party, and there are multiple potential configurations that could work with the site. The most eastern lot (718) is on a corner and the city supports a HGO re-designation. The western lots (706 and 710) both have incredible views of the city skyline and mountains. These properties will be anchored by a mega mansion in the future; there are plans set in motion for a 10,000 sf home with guest house to the north. The neighbour to the north has indicated their support for a sensible development.

The site is situated in an unbeatable location steps away from the most sought after ridge in the city -- Scotsman's Hill. It is walking distance to all of the amenities of East Village and Inglewood, 5 minutes walk from the likely site for the new arena, and 10 minutes from the almost complete $1 billion Convention Centre, along with rest of the Stampede Grounds. Proximity to the confluence between the Bow and Elbow rivers make it a timeless attraction.











706 Salisbury



710 Salisbury



714 Salisbury



718 Salisbury

SELECTED TO SHOW THE BEST OF CALGARY

As one of Calgary's most historic inner city neighbourhoods, Ramsay is a pedestrian-oriented community filled with nature and culture.

Restaurants & Bars

- Apprentice Café
- Red's Diner Ramsay
- Deane House
- Cold Garden Brewery
- The Nash
- The Hose & Hound Pub
- Monki Breakfast Club
- Rosso Coffee Roasters Ramsay
- Village Ice Cream

Shopping

- Lina's Italian Piazza
- East Village Superstore
- Crossroads Market
- Sunterra Market
- 17th Avenue Retail & Entertainment District

City Landmarks

- Scotsman's Hill
- Calgary Stampede Grounds
- Rundle Ruins
- Calgary Zoo
- St. Patrick's Island
- Harvie Passage
- Fort Calgary
- National Music Centre

Schools

- Ramsay School
- Calgary Arts Academy
- St. Anne Academic Centre
- Piitoayis Family School

Transit

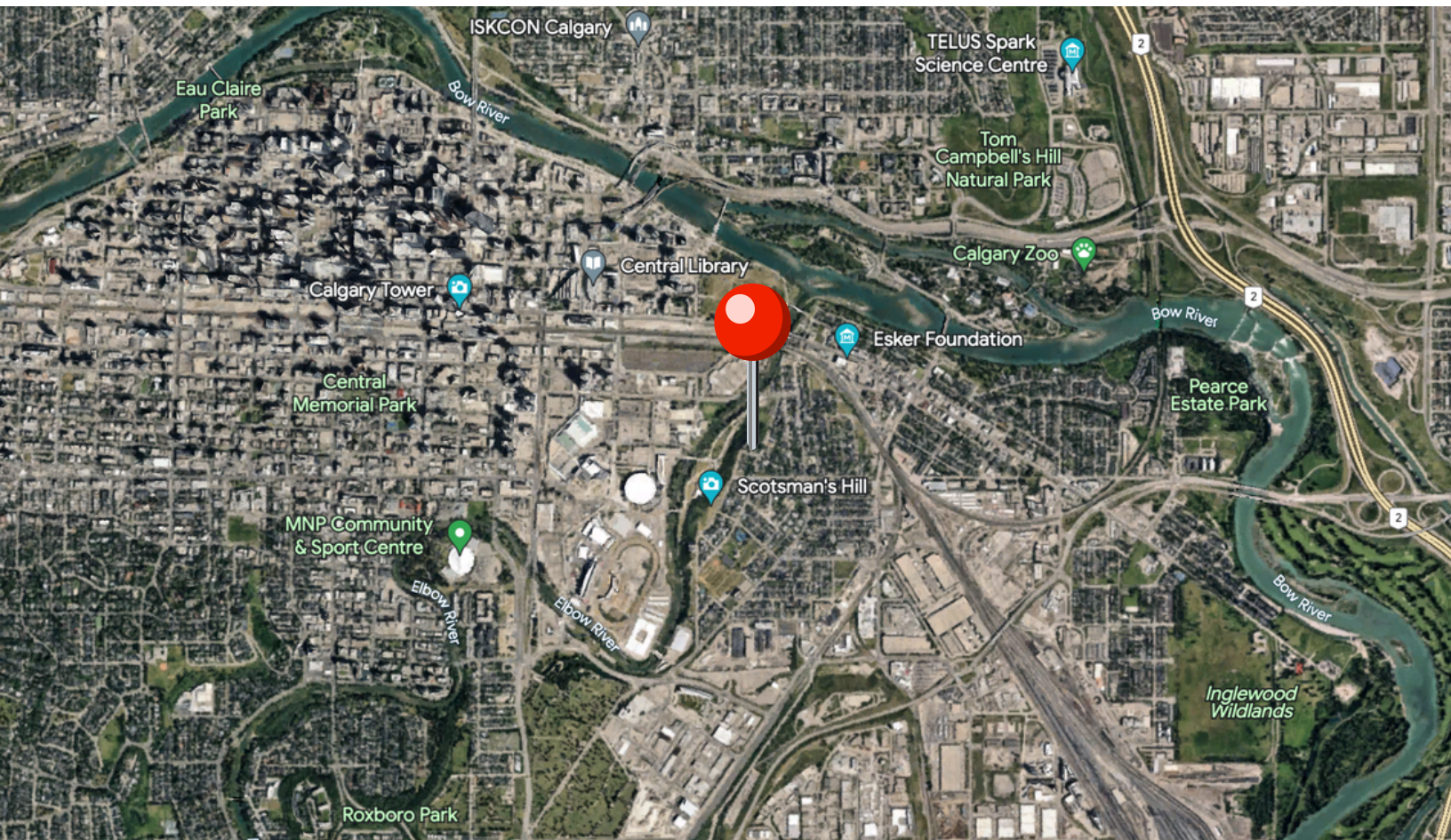
- Erlton/Stampede Station
- Victoria Park/Stampede Station

Parks & Recreation

- Ramsay Rink & Tennis Courts
- Inglewood Aquatic Centre
- Inglewood Lawn Bowling Club
- Enmax Park
- Bow & Elbow River Pathways
- Pearce Estate Park
- Reader Rock Garden
- The Beach YYC
- Central Library
- Esker Foundation

Gym & Fitness

- MNP Community & Sport Centre
- Moveology
- F45 Training Inglewood
- THE METHOD Victoria Park
- Impact Boxing & Fitness



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