

# \$2,250,000 - 30 & 32 New Street Se, Calgary

MLS® #A2228686

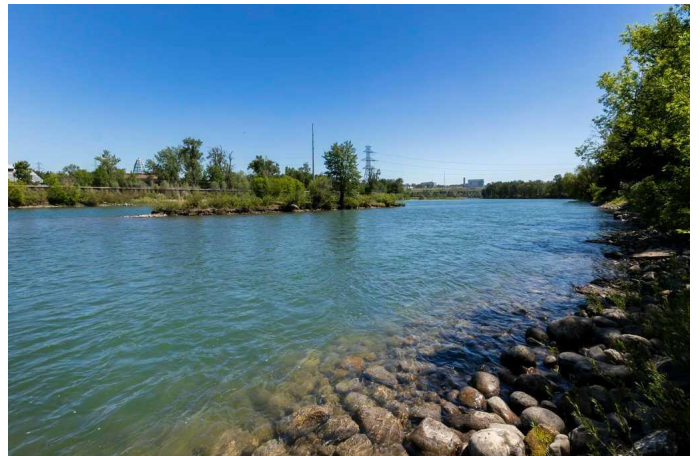
**\$2,250,000**

4 Bedroom, 5.00 Bathroom, 2,792 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

Discover an extraordinary property in the heart of historic Inglewood, backing directly onto the Bow River with views and sounds of the Calgary Zoo. Situated on a massive 50' x 270' lot, this exceptional offering features both sides of a condominium duplex designed by the renowned architect Jack Long. Each side of the duplex showcases 16 foot vaulted ceilings, exposed beams, and upper-level lofts with full ensuites, creating unique and airy living spaces. The updated kitchens flow seamlessly into open concept living and dining areas with wood burning fireplaces, while fully finished basements offer additional comfort and flexibility. This is more than just a home—it's a future-forward investment. With subdivision potential and a Right of Way via Major Stewart Lane, offering access to the rear of the property, opening the door to a rare opportunity: build an additional residence backing directly onto the Bow River. Subject to City approval. Located in one of Calgary's most walkable communities, you're steps from tree-lined streets, boutique shops, acclaimed restaurants, cozy cafés, vibrant craft breweries and pubs—including the iconic Hose and Hound—and extensive river pathways. Whether you choose to live in one side and rent the other, hold for future development, or build your dream riverfront home, this property delivers unmatched potential in a location that's second to none. Don't miss this once-in-a-lifetime chance to own a piece of riverfront paradise in



Calgary's most character-rich neighbourhood.

Built in 1984

### Essential Information

MLS® #	A2228686
Price	\$2,250,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,792
Acres	0.00
Year Built	1984
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	30 & 32 New Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 3X9

### Amenities

Amenities	Laundry, Parking, Picnic Area, Storage
Parking Spaces	5
Parking	Asphalt, Assigned, Parking Pad
Is Waterfront	Yes

### Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, Separate Entrance, Storage, Sump Pump(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Gas Stove, Microwave, Range Hood, Washer, Washer/Dryer, Window Coverings

Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Environmental Reserve, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Views, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Wood

## Additional Information

Date Listed	June 6th, 2025
Days on Market	36
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Solutions
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