

# \$2,199,900 - 30 & 32 New Street Se, Calgary

MLS® #A2252120

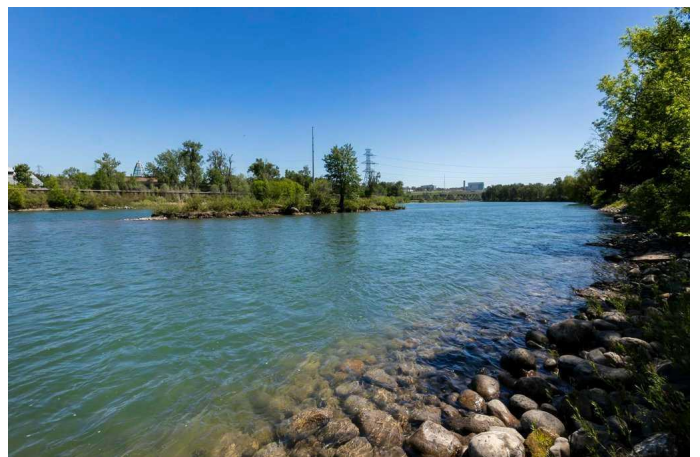
**\$2,199,900**

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 PLUS a potential building site backing directly on the Bow River. 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® #         | A2252120               |
| Price          | \$2,199,900            |
| 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 | Ceiling Fan(s), Granite Counters, High Ceilings, Separate Entrance, Storage, Sump Pump(s), Beamed Ceilings |
| 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, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Views, Waterfront, Environmental Reserve |
| Roof              | Asphalt Shingle                                                                                                               |
| Construction      | Wood Frame, Wood Siding                                                                                                       |
| Foundation        | Wood                                                                                                                          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 43                |
| Zoning         | R-CG              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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