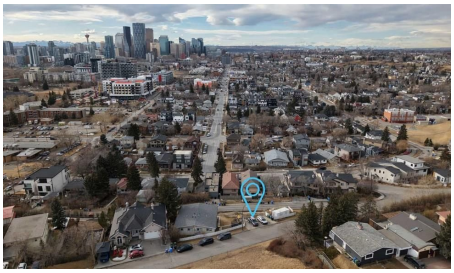
205 Thomson Avenue NE

Calgary | Active | MLS® A2286173

$649,990









Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Skip the search for a home that almost fits your vision and build exactly what you want. Bridgeland/Riverside is consistently recognized as one of the top communities in Calgary for a reason. This is a neighborhood defined by its vibrant energy and a level of accessibility that is simply unmatched. This premier hillside lot is the perfect foundation for an elevated urban lifestyle. Positioned on the side of the hill, the property offers incredible views of the downtown skyline. You are exactly seven minutes from the heart of the city, with immediate access to the Bow River pathways and local green spaces. Everything you need is within walking distance: top rated schools, local boutiques, and some of the best culinary experiences in Calgary. For the golfer, you are perfectly situated between the Inglewood Golf Course and The Winston Golf Club. The groundwork for your project has already begun. The property is fully serviced with a 1" water line and sanitary connection brought into the lot, a built-in value of approximately $35,000 that eliminates a significant cost and complexity from your build. A development permit application featuring a vision from Aston Morrone Designs is currently in the approval process with the City of Calgary. These plans were drafted specifically to capitalize on the unique hillside topography and those stunning cityscape views. Whether you are a builder looking for a standout project or a future homeowner ready to create a legacy, this is a rare opportunity to secure a premier site in a prestigious inner city enclave. To walk the site and review the current development plans from Aston Morrone Designs, contact me today for a private tour. Let's discuss how you can leverage the work already in motion to build something truly exceptional.

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2286173
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale
Lot Area:	2,770 sq. ft.
Lot Frontage:	38'1"
Bathrooms:	- (Full:-, Half:-)
Plan:	2610063
Ensuite:	No
Garage:	No

City Quadrant:	Northeast
Community:	Bridgeland/Riverside
Inclusions:	None
Restrictions:	Restrictive Covenant, See Remarks
Title to Land:	Fee Simple
Lot Features:	City Lot, No Neighbours Behind, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Feb 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/205-thomson-avenue-ne-calgary-a2286173/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.