



GRASSROOTS
REALTY GROUP

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1129 Maggie Street SE
Calgary, Alberta

MLS # A2226161



\$1,300,000

Division:	Ramsay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,340 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, H		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, ICFs (Insulated Concrete Forms), Metal Siding , Stucco	Zoning:	R-CG
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	None		

OPEN HOUSE SAT MAY 31/JUNE 1 1-3PMA striking detached brownstone located on one of Ramsay's most desirable streets. With commanding views over the historic neighbourhood and a walkable inner-city location just minutes to Inglewood, river pathways, local breweries, and the future Green Line LRT, this property is the definition of urban luxury. Custom-built by boutique developer Icon Design and Development and professionally curated by Studio Felix, this residence was featured in Western Living Magazine for its standout architectural and interior design. From the moment you step inside, the attention to detail and elevated finishes are unmistakable. The main and upper floors offer more than 2,100 square feet of above-grade living space with two spacious bedrooms, a large private office, and an open-concept main floor ideal for entertaining. Interior features include a sculptural curved staircase, heated polished concrete flooring, a fluted gas fireplace, and extensive built-in cabinetry throughout. The kitchen is a showpiece, anchored by a large central island and complete with integrated appliances, custom millwork, designer fixtures and hardware, and a built-in keg fridge with taps that serve directly to the kitchen bar. An upholstered dining banquette offers the perfect space for casual gatherings or elevated dinners. Upstairs, the primary retreat features floor-to-ceiling west-facing windows, custom built-ins, a spa-inspired five-piece ensuite with dual vanities and soaker tub, and a large walk-in closet. A second spacious bedroom, another five-piece bathroom, a fully built-in home office, and upper-level laundry provide the functionality and comfort discerning buyers expect. The lower level includes a rare front-drive attached heated garage, offering everyday convenience rarely found in inner-city homes. Also on this level is a fully finished rec room or

home gym, a mudroom with custom lockers and dog wash station, a mechanical and storage area, and a utility room. While technically below grade, this level offers natural light and a well-designed layout to maximize utility and livability. Outdoors, the west-facing backyard is a private sanctuary, beautifully tiered to create multiple entertaining spaces. Enjoy a built-in outdoor bar that seamlessly connects to the interior kitchen through an extended counter, a large patio with hot tub, professionally installed irrigation system, and thoughtful landscaping that balances privacy with openness. Whether you are hosting summer gatherings, relaxing after a day at work, or enjoying Calgary's vibrant inner-city lifestyle, this outdoor space delivers. This is a home that offers more than just beautiful design — it delivers a lifestyle. Rarely do properties come to market that combine architectural interest, location, craftsmanship, and comfort in such a cohesive and stylish way. 1129 Maggie Street SE is the opportunity to own a landmark residence in one of Calgary's most unique and historically rich communities.