



GRASSROOTS
REALTY GROUP

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1110 8 Street SE
Calgary, Alberta

MLS # A2230113



\$629,000

| | | | |
|------------------|--|---------------|--------------------|
| Division: | Ramsay | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,123 sq.ft. | Age: | 1908 (117 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Detached, See Remarks | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot | | |

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|--------------------|---------------------------------|-------------------|------|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Other | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: none

This inner-city home, in one of Calgary's increasingly desirable communities, is situated on a massive 33 ft x 150 ft lot, and is just steps from the shops of Inglewood, the Stampede grounds, and minutes from the downtown core. The house is a well-maintained 1122 sqft character property (larger than many original homes in the area) with much of its character and charm intact. Inside, you'll find a comfortable and functional layout with three bedrooms, offering plenty of room to grow into your next chapter. Outside, the expansive yard invites you to relax, play, grow, or gather. Whether you live in it just as it is or make it your own over time, this home offers a rare blend of land, location, and everyday live-ability. Growth in new high-end homes and stylish multi-family developments is opening up an exciting new chapter for this wonderful community, and you can be part of it.