



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**2212 8 Street SE**  
**Calgary, Alberta**

**MLS # A2230404**



**\$850,000**

|                  |                                                                              |               |                    |
|------------------|------------------------------------------------------------------------------|---------------|--------------------|
| <b>Division:</b> | Ramsay                                                                       |               |                    |
| <b>Type:</b>     | Residential/House                                                            |               |                    |
| <b>Style:</b>    | 2 Storey                                                                     |               |                    |
| <b>Size:</b>     | 1,456 sq.ft.                                                                 | <b>Age:</b>   | 1912 (113 yrs old) |
| <b>Beds:</b>     | 3                                                                            | <b>Baths:</b> | 3                  |
| <b>Garage:</b>   | 220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener    |               |                    |
| <b>Lot Size:</b> | 0.07 Acre                                                                    |               |                    |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Garden, Landscaped, Level, Low Maintenance Landscaping |               |                    |

|                    |                                                                                |                   |      |
|--------------------|--------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Vinyl Plank                                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Chandelier, Kitchen Island, No Smoking Home, Vaulted Ceiling(s) |                   |      |
| <b>Inclusions:</b> | N/A                                                                            |                   |      |

Fall in love with the timeless charm and unbeatable location of this iconic Ramsay home! - Just minutes from downtown and steps to the Elbow River, this beautifully maintained detached gem offers the perfect balance of inner-city lifestyle and natural beauty—surrounded by parks, scenic pathways, and the energy of Inglewood’s cafés, boutiques, breweries, and top-rated restaurants. Inside, warm hardwood floors, stylish updates, and an inviting layout set the tone, with three spacious bedrooms upstairs—including a massive primary retreat with vaulted ceilings, built-in organizers, and generous closet space. This home is located just a block from Ramsay School and within the sought-after Western Canada High School zone, making it a top pick for families focused on education. You’re also a short stroll to the Brewery Belt, Crossroads Market, and just a 13-minute walk to Saddledome security for Flames games. You can even catch the Stampede and Canada Day fireworks right from your balcony. Major upgrades include: new furnace (2018), full waterproofing with sump pump and radon mitigation (2019), basement development and hot water tank (2021), new roof (2022), double garage (2023), and a 200A panel with buried overhead lines (2025)—EV ready! A rare opportunity in one of Calgary’s most vibrant and connected communities—book your showing today!