



GRASSROOTS
REALTY GROUP

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

1021 Maggie Street SE
Calgary, Alberta

MLS # A2237563



\$828,000

Division:	Ramsay		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,594 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions:	N/A
--------------------	-----

Spectacular Views & Prime Location! Rare Opportunity in an Unbeatable Location! This one-of-a-kind property offers a 50-foot wide lot with breathtaking views of the city and river. Perfectly situated on a quiet, private cul-de-sac, it's within walking distance to both downtown Calgary and the Stampede grounds. It feels like an English country garden, offering a serene escape with an unparalleled sense of privacy. For nature lovers, it's a short walk to the river for a refreshing dip—but don't worry about flooding; the property sits high enough to have never been at risk. This home features two illegal suites, offering a fantastic opportunity to live in one while renting the others, or to lease all three as you plan for future development. The owner's suite has been fully renovated and is ideal for empty-nesters or a young couple. Recent Updates Include: Furnace: High-efficiency furnace installed in 2011 Roof & Skylight: Replaced in 2015 & 2016 Owner's Suite Renovation: Completely redone in 2015 Windows: All windows in the owner's suite replaced in 2015 (except for the powder room); other windows in excellent condition as they were part of the home's addition Hunter Douglas Blinds: Installed in 2016 for the owner's suite Deck: Entire deck rebuilt from the foundation up in 2017 Garden Hut: Built in 2017 Front Cement Work: Redone in 2018 Water Tank: Replaced in 2017 Location, Views, and Potential — it doesn't get better than this! A rare find and an extraordinary opportunity to own in one of Calgary's most coveted locations.