



GRASSROOTS
REALTY GROUP

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1112 8 Street SE
Calgary, Alberta

MLS # A2264335



\$475,000

Division:	Ramsay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,394 sq.ft.	Age:	1912 (113 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: None

33x150 LEVEL LOT IN RAMSAY | 4,951 SQ FT | WALKING DISTANCE TO INGLEWOOD, SADDLEDOME, RIVER PATHWAYS & DOWNTOWN | Opportunity to own a recently rezoned RC-G lot in the highly desirable community of Ramsay. This lot offers the potential to build your dream home with downtown views (subject to City approvals). Ideally located within walking distance to Ramsay school, local breweries, popular restaurants, parks, transit, Stampede Park, and river pathways. This is a great opportunity for developers, investors, or anyone looking to build in one of Calgary's most vibrant and walkable neighbourhoods. Please note: the house is currently not liveable and this property is being sold as-is.