



GRASSROOTS
REALTY GROUP

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1126 8 Street SE
Calgary, Alberta

MLS # A2273166



\$800,000

Division:	Ramsay		
Type:	Residential/House		
Style:	Bungalow		
Size:	920 sq.ft.	Age:	1954 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Welcome to this solid 3-bedroom, 2-bathroom bungalow located in the highly sought-after inner-city community of Ramsay. Full of character and potential, this home features beautiful hardwood flooring and a functional layout that's perfect for a renovation, a future flip, or even a complete redevelopment. Situated on a large, inviting lot, the property offers endless opportunities for those looking to create something truly special. The expansive yard is highlighted by mature fruit trees, providing a charming backdrop and plenty of room to design your ideal outdoor oasis. Whether you're an investor, a builder, or a homeowner with a vision, this property delivers incredible value in one of Calgary's most vibrant neighbourhoods. With close proximity to parks, pathways, shops, restaurants, and downtown, the location simply can't be beat. A fantastic opportunity with unlimited possibilities!