



1125 Maggie Street SE
Calgary, Alberta

MLS # A2139004



\$890,000

Division:	Ramsay		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,359 sq.ft.	Age:	1954 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Irregular Lot, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Refrigerator , Range Hood in the basement and Garage remote(s)

****Open House, Saturday, June 29, 11:00 AM - 1:00 PM **** Welcome to "Maggie's Farm", a delightful homestead nestled in the heart of Inglewood/Ramsay, Calgary's most historic and vibrant community. This raised mid-century bungalow radiates charm and character, perfect for those who appreciate the rich cultural tapestry and unique blend of history the neighborhood offers. The two-bedroom upper floor features sunlit rooms with large windows, featuring spacious living and dining areas, ideal for entertaining. An updated kitchen boasts modern appliances and ample counter space, making it a chef's delight. The one-bed illegal suite below offers a mortgage helper or private teen/guest quarters. Step outside to discover a gardener's paradise. The expansive, terraced backyard, nearly 10,000 square feet, is a haven for gardening enthusiasts, offering ample space to cultivate your dream garden. Imagine sipping your morning coffee on the patio, surrounded by lush greenery and vibrant blooms. This oasis provides the perfect sanctuary for those who love to connect with nature. The property includes a well-appointed studio/office and a garden shed over the garage, providing a separate workplace plus storage for all your gardening tools. For those with an eye for future possibilities, this lot presents an incredible redevelopment opportunity in a prime location of one of Calgary's most sought-after neighborhoods. Life in Inglewood/Ramsay will embrace you in a close-knit community known for its vibrant arts scene, eclectic shops, and historic charm. You'll be within walking distance to some of Calgary's best cafes, boutiques, and art galleries. Whether you're an old hippy at heart or someone who values the sense of community and creativity that defines these neighborhoods, this home offers the perfect

blend of lifestyle and location. Don't miss out on this unique opportunity – call today to schedule a viewing and experience the charm and potential of this lovely property for yourself.