



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**801 11 Avenue, Calgary T2G 0Y9**

MLS® #: **A2121441**

Area: **Ramsay**

Listing Date: **04/10/24**

List Price: **\$425,000**

Status: **Pending**

County: **Calgary**

Change: **-\$50k, 05-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1913**

Lot Information

Lot Sz Ar: **1,646 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **564**  
Low Sqft:  
Ttl Sqft: **564**

DOM

**39**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Corner Lot,Level,Rectangular Lot**  
Park Feat: **None,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Wood Frame,Wood Siding**  
Flooring: **Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **French Door,No Smoking Home**  
Utilities:

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`1" x 10`2"	Kitchen With Eating Area	Main	14`4" x 8`7"
Bedroom - Primary	Main	10`0" x 8`1"	Bedroom	Main	11`5" x 7`5"
Porch - Enclosed	Main	17`5" x 5`11"	3pc Bathroom	Main	

# Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>R-C2</b>
Legal Desc:	<b>A2</b>

# Remarks

Pub Rmks:	<p>Whether you are buying to live in, or build your dream home, you will appreciate this location. Nestled on a corner lot, this charming 1913 home, is situated on one of the most eclectic streets in the heart of the vibrant Ramsay community. Say goodbye to breakfast prep woes as Red's Diner is a mere step away! Enjoy being walking distance to the Elbow River pathway, downtown amenities, Fort Calgary, the East Village, Inglewood, and the Saddle Dome. Rest assured, this home stood strong in 2013, untouched by floodwaters or evacuation. Boasting a series of thoughtful upgrades including new roof (2018), a totally redone bathroom, (2021), two new windows, kitchen enhancements, updated plumbing and electrical systems, newer washer and dryer, and diligent furnace maintenance, comfort and convenience are assured. A beautiful new 360 sq. ft. deck out back (2020), is the perfect retreat and space for entertaining. Imagine the possibilities of a new three-story abode with potential splendor of a west facing rooftop patio, offering breathtaking views of the cityscape and Elbow River. Current RC-2 zoning permitting a 741 square footage footprint, (45% coverage), as well as potential for a basement suite; and with potential future expansions under RCG zoning, this property presents more opportunities, such as 988 square foot footprint (60% lot coverage), also with basement suite potential. Should you consider building, the City of Calgary would also CONSIDER relaxing parking requirements to zero, with your development permit application. Experience the rich heritage and vibrant atmosphere of Ramsay, with an array of dining, cafes, brewpubs, and parks just a stroll away. Embrace the neighborly charm of Inglewood and marvel at the scenic vistas from Scotsman's Hill, overlooking the Stampede Grounds and future Entertainment District. For families, Ramsay School is a mere 15-minute walk, and green line LRT coming...rounding out the appeal of this unique property. With its distinctive character and unbeatable location, this home is truly a one-of-a-kind treasure. Don't let this opportunity slip away—transform it into your dream haven today!</p>
Inclusions:	N/A
Property Listed By:	Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













