

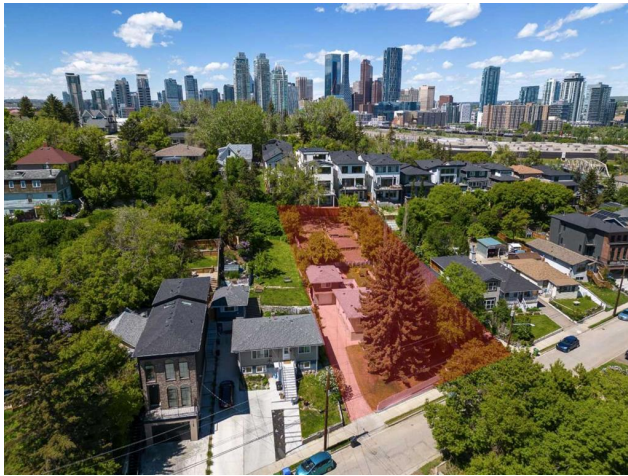


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1125 MAGGIE Street, Calgary T2G4L8**

MLS®#: **A2139004**      Area: **Ramsay**      Listing Date: **06/07/24**      List Price: **\$849,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$26k, 01-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1954**  
Lot Information  
 Lot Sz Ar: **9,881 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,358**  
 Low Sqft:  
 Ttl Sqft: **1,358**

DOM

**113**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Irregular Lot, Many Trees**  
 Park Feat: **Single Garage Detached**

Utilities and Features

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

Construction: **Concrete, Stucco, Wood Frame**  
 Flooring: **Carpet, Cork, Hardwood, Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Gas Stove, Range Hood, Refrigerator, Window Coverings**  
 Int Feat: **Soaking Tub, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`6" x 4`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 7`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 11`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`5" x 9`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 15`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 12`7"</b>
<b>Other</b>	<b>Main</b>	<b>4`2" x 3`6"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>10`9" x 4`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`9" x 11`2"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`1" x 16`1"</b>

<b>Kitchen Storage</b>	<b>Basement Basement</b>	<b>10`9" x 9`1" 3`6" x 4`0"</b>	<b>Laundry Furnace/Utility Room</b>	<b>Basement Basement</b>	<b>10`9" x 8`0" 6`11" x 4`1"</b>
			Legal/Tax/Financial		

Title:	Zoning:
<b>Fee Simple</b>	<b>R-CG</b>
Legal Desc:	<b>2789K</b>

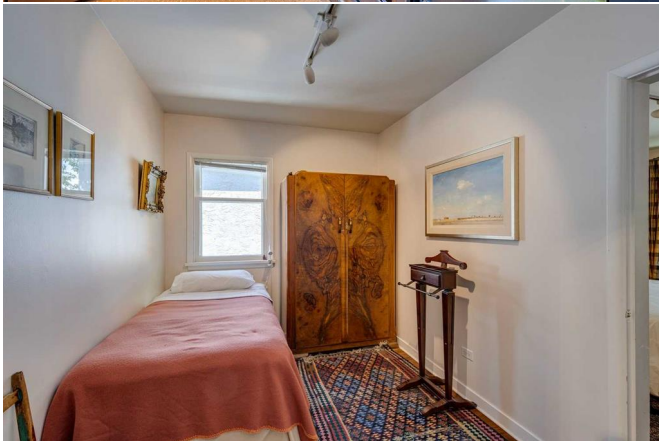
Remarks

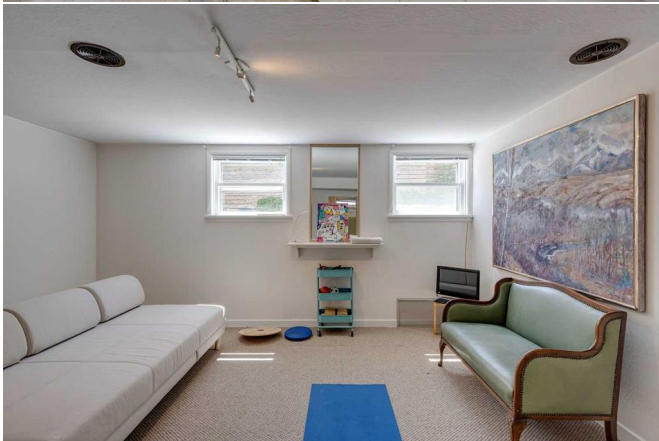
Pub Rmks: **\*\* Open House, Sat, Sept 14, 11-1pm \*\* Welcome to "Maggie's Farm", a delightful homestead nestled in the heart of Inglewood/Ramsay, Calgary's most historic and vibrant community. This raised mid-century bungalow radiates charm and character, perfect for those who appreciate the rich cultural 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.**

Inclusions: **Refrigerator ,Range Hood in the basement and Garage remote(s)**  
 Property Listed By: **Real Broker**

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











**1125 Maggie St SE, Calgary, AB**

Main Floor Exterior Area 1034.75 sq ft  
Interior Area 1007.52 sq ft



0 4 8 ft PREPARED: 2024/06/07

White regions are excluded from total floor area in OS/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**1125 Maggie St SE, Calgary, AB**

Basement (Below Grade) Exterior Area 958.77 sq ft  
Interior Area 522.54 sq ft  
Excluded Area 60.58 sq ft

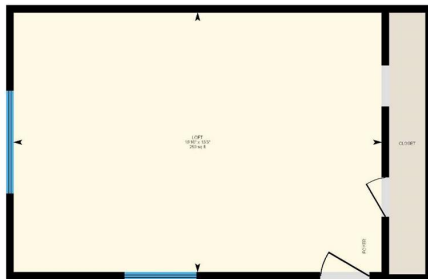


0 3 6 ft PREPARED: 2024/06/07

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**1125 Maggie St SE, Calgary, AB**

Loft Exterior Area 202.52 sq ft  
Interior Area 202.53 sq ft

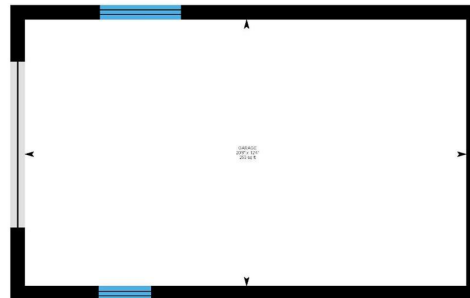


0 2 4 ft PREPARED: 2024/06/07

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**1125 Maggie St SE, Calgary, AB**

Garage Excluded Area 238.34 sq ft



0 2 4 ft PREPARED: 2024/06/07

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