



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1021 MAGGIE Street, Calgary T2G4L6**

MLS® #: **A2149370**

Area: **Ramsay**

Listing Date: **07/20/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 17-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1912**

Finished Floor Area

Abv Sqft: **1,594**

Low Sqft:

Ttl Sqft: **1,594**

Lot Information

Lot Sz Ar: **4,251 sqft**

Lot Shape:

DOM

**123**

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **1 and Half Storey**

Parking

Ttl Park: **3**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Rectangular Lot**

**Off Street,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Built-in Features**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`3" x 19`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`3" x 13`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>19`3" x 11`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Ensuite bath</b>	<b>Second</b>		<b>4pc Bathroom</b>	<b>Main</b>	
<b>3pc Bathroom</b>	<b>Basement</b>		<b>Bedroom</b>	<b>Second</b>	<b>13`0" x 14`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 9`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 9`5"</b>

<b>Kitchen</b>	<b>Main</b>	<b>7`8" x 7`3"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>12`7" x 17`11"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>9`2" x 8`4"</b>	<b>Living/Dining Room Combination</b>	<b>Basement</b>	<b>23`3" x 10`3"</b>
Legal/Tax/Financial					

Title: **Fee Simple**  
 Legal Desc: **2789K**

Zoning: **R-C2**

Remarks

Pub Rmks: **Major Price Reduction! VIEWS! LOCATION! This location is an extremely rare find. 50-foot wide lot backing onto exceptional city and river views, walking distance to downtown and stampede, and located on a quiet and hidden cul-de-sac. Feels like an English country garden for those who enjoy privacy. Walk down to the river for a quick dip, but the property is high up enough that flooding has never been a risk. This property includes 2 illegal suites, so you can live in one and rent out the other two, or rent all three while you plan your development. The owner suite is recently renovated and perfect for empty nesters or a young couple. The home is rumored to be the original "Maggie" House whom the street was named after. Some recent updates to the house: Furnace: high efficiency furnace installed in 2011; Roof and skylight: all replaced in 2015 & 2016; Owner suite renovation: whole owner suite renovated in 2015; All windows in Owner suite (except powder room) were replaced in 2015; All other windows in house in very good condition still, because the other windows were all part of the house addition; Owner suite Hunter Douglas blinds: installed in 2016; All deck was rebuilt from foundation up in 2017; The garden hut was built in 2017; All the front cement work was done in 2018 & water tank is replaced in 2017. You can not find a location with a better view than this house & this is a very rare opportunity.**

Inclusions: **N/A**  
 Property Listed By: **Century 21 Bravo Realty**

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

































