



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1049 MAGGIE Street, Calgary T2G 4L8**

MLS®#: **A2153244**

Area: **Ramsay**

Listing Date: **07/30/24**

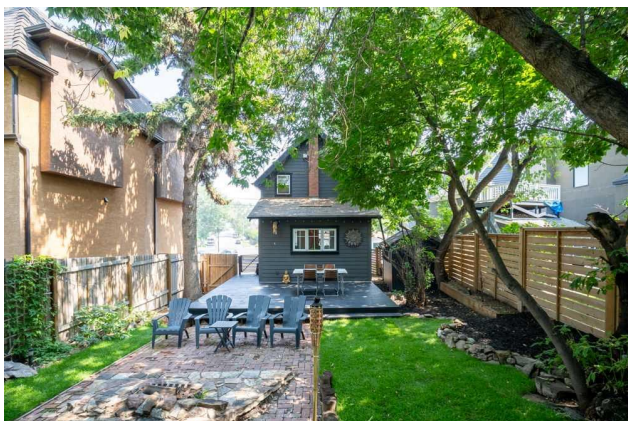
List Price: **\$689,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 18-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **962**

Low Sqft:

Ttl Sqft: **962**

Lot Information

Lot Sz Ar: **2,777 sqft**

Lot Shape:

DOM

**50**

Layout

Beds: **2 (2 )**

Baths: **1.0 (1 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Yard,Few Trees,See Remarks**

Park Feat: **Off Street,Parking Pad,Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit**

Construction:

**Composite Siding**

Flooring:

**Hardwood,Slate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Open Floorplan,See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	15`1" x 10`10"
Kitchen	Main	13`0" x 8`8"
Bedroom	Upper	12`8" x 10`2"

Room	Level	Dimensions
Living Room	Main	9`1" x 15`11"
Bedroom - Primary	Upper	9`1" x 13`8"
3pc Bathroom	Upper	7`0" x 6`3"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-C2**

Legal Desc: 0611107

Remarks

Pub Rmks: **Welcome to 1049 Maggie Street located in the heart of Ramsay steps away from first class restaurants and bars, the Elbow River pathway, Stampede Grounds and downtown. The home has been tastefully updated over the past few years with newer vinyl windows ,furnace, lighting, plumbing, electrical and a NEST home monitoring system. Inside you'll find an open concept main floor that boasts a living room dining area and an eclectic Kitchen with S/S appliances, gas stove, double farm style sink and wall mounted T.V. The second floor includes 2 bedrooms and an updated bathroom with floor to ceiling tile and a walk in shower. The basement is a great space for a home office or gym and has plenty of room for storage and a laundry area. The backyard is freshly landscaped and is a perfect place to entertain or relax. This park like setting includes a large deck, fire pit and numerous large evergreen trees. This one is a must see - Book you showing today!!**

Inclusions: **None**  
Property Listed By: **MaxWell Canyon Creek**

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

