



2321 SPILLER Road, Calgary T2G4H1

MLS®#: **A2177112** Area: **Ramsay** Listing Date: **11/03/24** List Price: **\$699,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1931**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **975**
 Low Sqft:
 Ttl Sqft: **975**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Vinyl**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`5" x 12`3"	Dining Room	Main	12`4" x 7`6"
Living Room	Main	15`6" x 12`4"	Bedroom - Primary	Main	16`0" x 8`6"
Bedroom	Main	8`7" x 8`0"	Walk-In Closet	Main	8`7" x 4`7"
3pc Bathroom	Main		Porch - Enclosed	Main	21`2" x 4`5"
Porch - Enclosed	Main	10`4" x 5`10"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6260AM

Zoning:
R-CG

Remarks

Pub Rmks: **INVESTMENT OPPORTUNITY! Calling all developers, investors and homeowners alike! Inner city, rectangular 50' x 120' R-CG zoned lot within minutes of downtown Calgary! Live temporarily while you plan your future build! This charming bungalow features a renovated kitchen with granite countertops and modern appliances including a gas-stove, refrigerator, dishwasher and a stylish hood fan all finished in stainless steel. The open-concept main floor also includes a spacious living and dining area, 2 bedrooms and a 3-pc bathroom. Low-maintenance vinyl flooring is featured throughout. The full-sized basement has a newer furnace, newer hot water tank and a washer/dryer. The spacious backyard is fully fenced featuring a gazebo with built-in bench seating and a large 21' x 21' detached garage. A great place to spend your evenings! Located within walking distance to the downtown core, Saddledome, Stampede Grounds, many shops and restaurants and the Ramsay Elementary School. Call to book your private showing today!**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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









