

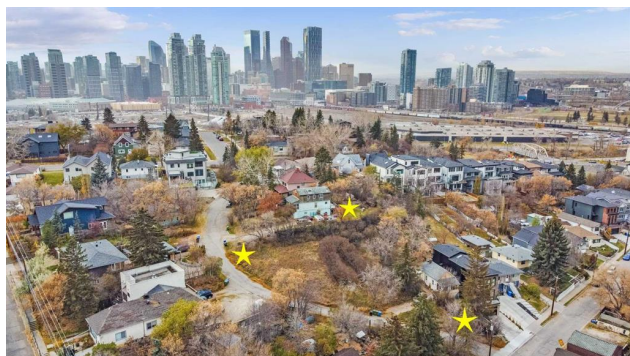


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1131 MAGGIE Street, Calgary T2G 4L8**

MLS®#: **A2178587**      Area: **Ramsay**      Listing Date: **11/15/24**      List Price: **\$1,150,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1912**  
Lot Information  
 Lot Sz Ar: **12,314 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **773**  
 Low Sqft:  
 Ttl Sqft: **773**

DOM

**5**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Brush,Corner Lot,Irregular Lot,Rolling Slope,Sloped Up,Treed**  
 Park Feat: **Front Drive,Parking Pad**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**

Construction: **Stucco,Wood Frame**  
 Flooring: **Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 9`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`1" x 9`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 11`3"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	
<b>Laundry</b>	<b>Main</b>	<b>8`8" x 6`8"</b>
<b>Kitchenette</b>	<b>Basement</b>	<b>7`2" x 3`8"</b>
<b>Storage</b>	<b>Basement</b>	<b>6`1" x 5`9"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 7`0"</b>
<b>Den</b>	<b>Main</b>	<b>7`10" x 5`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`11" x 5`10"</b>
<b>3pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>13`6" x 10`4"</b>
<b>Foyer</b>	<b>Basement</b>	<b>9`10" x 6`1"</b>

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**960AK**

**R-CG**

Remarks

Pub Rmks: **Located just steps from Calgary's most iconic views of downtown, the Elbow and Bow River valleys, the Mountains and the Stampede, this very private country-like kind and gentle microclimate position on the SE slope of Scotsman's Hill affords an outstanding opportunity to develop and build something truly notable and sustainable. The lot is 12,300 sq ft and irregularly shaped. Its frontage is on Bison Path and new-builds will be addressed there. The Seller has subdivision approval for 5300 & 7000 foot lots suitable for substantial well designed luxury houses that would enjoy miles of views to the south, east and north, privacy, and seamless indoor / outdoor living. Hindle Architects' preliminary plans for such would fit like a glove. You may have a higher, or lower density vision that would enjoy much or more of the aforementioned. Whatever you may have in mind, some or all of the surveying, engineering and planning that have been recently conducted will add value to your next steps. Please ask your Realtor to access the supplements, and important, to book an appointment to walk the property.**

Inclusions: **Plus any other Seller owned equipment on site**

Property Listed By: **RE/MAX Realty Professionals**

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

