



THE
A-TEAM

**RE/MAX
FIRST**

1047 MAGGIE Street, Calgary T2G4L8

MLS® #: **A2187958**

Area: **Ramsay**

Listing Date: **01/30/25**

List Price: **\$899,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **1,802**

Low Sqft:

Ttl Sqft: **1,802**

Lot Information

Lot Sz Ar: **2,626 sqft**

Lot Shape:

DOM

2

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Irregular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,See Remarks,Tankless Water Heater,Washer,Water Softener,Window Coverings**
Int Feat: **Built-in Features,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Walk-In Closet(s),Wired for Sound**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|----------|---------------|------------------|----------|----------------|
| Foyer | Basement | 6`4" x 7`8" | Mud Room | Basement | 17`8" x 8`9" |
| 2pc Bathroom | Main | 5`11" x 9`3" | Dining Room | Main | 10`8" x 13`3" |
| Kitchen | Main | 13`0" x 13`4" | Living Room | Main | 26`11" x 18`5" |
| 4pc Bathroom | Second | 5`6" x 7`7" | 5pc Ensuite bath | Second | 10`9" x 10`10" |
| Bedroom | Second | 15`4" x 11`1" | Bedroom | Second | 10`10" x 9`1" |
| Bedroom - Primary | Second | 17`8" x 14`0" | Laundry | Second | 6`5" x 7`5" |
| Walk-In Closet | Second | 7`10" x 6`4" | | | |

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **0611107**

Remarks

Pub Rmks: **Welcome Home to 1047 Maggie Street SE. Experience unparalleled craftsmanship appealing to the buyer who seeks a sophisticated retreat within the charming neighbourhood of Ramsay. The open-concept living and kitchen area boasts hardwood floors, premium stainless-steel appliances, a stunning custom fireplace and built-in sound system. The upper level primary suite is a bright and light sanctuary, featuring a luxurious custom closet and a spa-inspired ensuite. The ensuite features a floating double vanity, a soaking tub, a dual-head shower and fireplace. Two additional bedrooms and a meticulously designed 4pc bath and laundry room complete the upper level. Outside, the fully landscaped backyard offers smart lighting, a striking privacy wall, and a spacious deck—ideal for entertaining. This exquisitely renovated residence in Calgary’s historic inner-city enclave of Ramsay is surrounded by Calgary’s finest amenities. Steps from Red’s Diner, Ramsay Dog Park, Ramsay School, Enmax Park and Inglewood. Enjoy effortless access to downtown, Deerfoot Trail, the Bow River, and the city’s vibrant cultural scene, including the Saddledome and future Scotia Place. This is an extraordinary opportunity—schedule your private viewing today!**

Inclusions: **N/A**
 Property Listed By: **Charles**

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











