

# \$849,000 - 1125 Maggie Street Se, Calgary

MLS® #A2139004

**\$849,000**

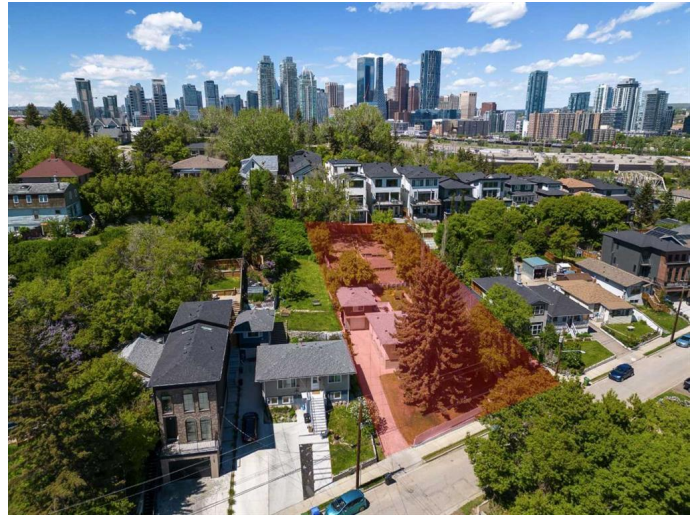
4 Bedroom, 2.00 Bathroom, 1,359 sqft

Residential on 0.23 Acres

Ramsay, Calgary, Alberta

**\*\* CANCELLED - Open House Sunday, Nov 3, 1-3pm\*\*** This raised mid century bungalow is perfect for those looking for a quiet treed location in our historic inner city. On one of the oldest streets in Calgary, Maggie Street was the original Macleod Trail and a secret location many Calgary residents are unaware of.

The two bedroom upper floor features sunlit, spacious living and dining areas, ideal for entertaining. An updated kitchen boasts modern appliances and ample counter space making it a chef's delight. Unique to this home is a contemporary gas fired cylindrical fireplace with soapstone inserts that hold the heat long after the fireplace turns off; an amazing advantage on cold winter nights. The one bed illegal suite below offers a mortgage helper or private teen/guest quarters. There is also a cold room for wine or vegetables from the incredible garden. The expansive terraced yard, nearly 10,000 square feet, is a haven for gardening enthusiasts. Or for those less inclined to gardening the yard provides quiet privacy and the buckwheat (planted due to recent water restrictions) offers a low maintenance alternative that is a haven for bees and promotes soil quality. And a 1500 gallon rainwater tank ensures that you will always have a supply for the garden. The mature trees on the property make it a bird watchers paradise and the east views from this lot are special. The property includes a well-appointed



studio/office above the garage and a garden shed for all your gardening tools.

For those with an eye for future possibilities, this lot presents incredible redevelopment opportunities in a prime location of one of Calgary’s most sought after neighborhoods. Four row houses could be built on this lot with underground parking all while preserving the spruce tree in the front yard.

Life in Inglewood/Ramsay will embrace you in one of Calgary’s last authentic neighborhoods known for its vibrant arts scene, eclectic shops and historic charm. This home offers the perfect blend of lifestyle and location, within walking distance to some of Calgary’s best cafes, boutiques, and art galleries. Don’t miss out on this unique opportunity – call today to schedule a viewing.

Built in 1954

**Essential Information**

MLS® #	A2139004
Price	\$849,000
Sold Price	\$825,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,359
Acres	0.23
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

**Community Information**

Address	1125 Maggie Street Se
Subdivision	Ramsay

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G4L8

### Amenities

Parking Spaces	1
Parking	Single Garage Detached

### Interior

Interior Features	Vinyl Windows, Soaking Tub, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Gas Stove, Refrigerator, Range Hood, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Gas, Glass Doors, Living Room, Sealed Combustion
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Irregular Lot, Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 7th, 2024
Date Sold	November 12th, 2024
Days on Market	158
Zoning	R-CG
HOA Fees	0.00

### Listing Details

Listing Office	Real Broker
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