

# \$700,000 - 2021 Spiller Road Se, Calgary

MLS® #A2206595

**\$700,000**

3 Bedroom, 2.00 Bathroom, 755 sqft  
Residential on 0.10 Acres

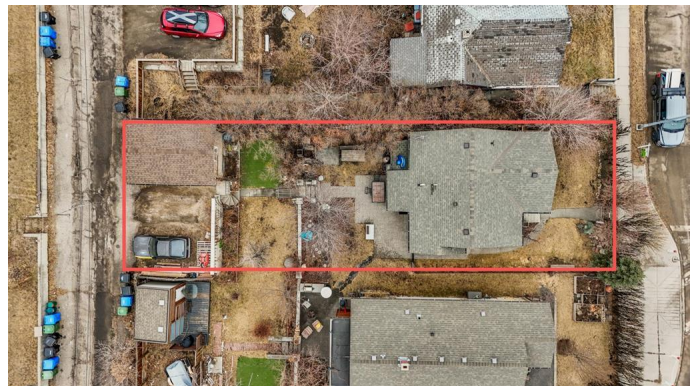
Ramsay, Calgary, Alberta

OPEN HOUSE CANCELLED - Conditionally sold\*\*\*Charming bungalow in the historic INNER-CITY neighbourhood of Ramsay. This beautifully updated 1940s home offers the perfect blend of character and modern upgrades, with 3 BEDS, 2 BATHS, and 1364 SQ.FT total living space.

Nestled in the heart of the community on a good-sized lot (just shy of 4,500 sq.ft.) this home is just one block from Ramsay elementary school, the community rink, playground, community gardens, and tennis courts. \*\*\*

Inside, youâ€™ll love the blend of heritage charm and modern updates. The main level with original **HARDWOOD FLOORS** throughout, features a welcoming front foyer leading to a bright living and dining room. You will appreciate the attention to detail with original and replication millwork. Newer vinyl windows in the living room and kitchen feel in keeping with the design of the home. The contemporary kitchen, features **CUSTOM CONCRETE COUNTERS** and backsplash, and stainless-steel appliances including a **GAS STOVE**. There are two good-sized bedrooms on this floor, a full bathroom, and an insulated back porch leading out to the terraced backyard. \*\*\*

The **FULLY FINISHED BASEMENT** (609 sq.ft.) featuring modern **EPOXY CONCRETE FLOORS**, and acoustical insulation between the ceiling and floor above, offers excellent additional space. A spacious family room that



has two areasâ€”perfect for movie nights and a flexible space that could be used as a play area, gym, or office. There is also a third bedroom with two egress windows and a walk-in closet; a second bathroom with a shower stall; and a finished laundry/utility room. \*\*\*

This home has been thoughtfully updated with a NEW HOT WATER TANK (2024), NEW ROOF (2024) & GUTTERS (2021), GARAGE ROOF (2019), HIGH-EFFICIENCY FURNACE (2013), and UPDATED ELECTRICAL & PLUMBING SYSTEMS (2014). On the exterior around the front entry HARDIE BOARD installed and a NEW FRONT DOOR (2016), and DOUBLE-PANE WINDOWS have been updated in the entire basement and a number of main floor windows. \*\*\*

The outdoor spaces are just as inviting, with a FENCED PRIVATE FRONT YARD and a terraced backyard featuring a large block-paved patio, fireplace, real lawn, and artificial turf, and access to the SINGLE GARAGE AND PARKING PAD FOR TWO VEHICLES. \*\*\*

Ramsay is one of Calgaryâ€™s most walkable communities. Walk to the Saddledome and Entertainment District for concerts and events, or bike and stroll to Inglewoodâ€™s trendy shops, restaurants, and amenities. Enjoy easy access to the Elbow River pathway, and youâ€™re just a 5-minute drive to downtown! Ramsay is also set to benefit from the future Green Line C-train stopâ€”making this a smart investment!

Donâ€™t miss this fantastic opportunity, book your viewing today and see why this could be a smart move for you!

Built in 1940

## Essential Information

MLS® #

A2206595

|                |             |
|----------------|-------------|
| Price          | \$700,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 755         |
| Acres          | 0.10        |
| Year Built     | 1940        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2021 Spiller Road Se |
| Subdivision | Ramsay               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2G 4G5              |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | Alley Access, Garage Faces Rear, Parking Pad, Single Garage Detached |
| # of Garages   | 1  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Natural Woodwork, See Remarks, Vinyl Windows, Wood Windows, Wired for Data               |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas, High Efficiency   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, |

|              |                                      |
|--------------|--------------------------------------|
|              | Rectangular Lot                      |
| Roof         | Asphalt Shingle                      |
| Construction | Composite Siding, Stucco, Wood Frame |
| Foundation   | Poured Concrete                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 7                |
| Zoning         | R-CG             |

### **Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

Data is supplied by Pillar 9â„¢ MLSÂ© System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ© System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ©, Multiple Listing ServiceÂ© and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.