\$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 REARRANGED: TO SUNDAY, APRIL 6 | 1-4 PM***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, you'II 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 Calgary's most walkable communities. Walk to the Saddledome and Entertainment District for concerts and events, or bike and stroll to Inglewood's trendy shops, restaurants, and amenities. Enjoy easy access to the Elbow River pathway, and you'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!

Don'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, Parking Pad, Single Garage Detached, Garage Faces

Rear

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 High Efficiency, Forced Air, Natural Gas

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 5

Zoning R-CG

Listing Details

Listing Office 2% Realty

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