



## 1021 Maggie Street Calgary Alberta

\$849,900

Huge Price Reduction! Spectacular Views & Prime Location! Rare Opportunity in an Unbeatable Location! This one-of-a-kind property offers a 50-foot wide lot with breathtaking views of the city and river. Perfectly situated on a quiet, private cul-de-sac, it's within walking distance to both downtown Calgary and the Stampede grounds. It feels like an English country garden, offering a serene escape with an unparalleled sense of privacy. For nature lovers, it's a short walk to the river for a refreshing dip—but don't worry about flooding; the property sits high enough to have never been at risk. This home features two illegal suites, offering a fantastic opportunity to live in one while renting the others, or to lease all three as you plan for future development. The owner's suite has been fully renovated and is ideal for empty-nesters or a young couple. Recent Updates Include: Furnace: High-efficiency furnace installed in 2011 Roof & Skylight: Replaced in 2015 & 2016 Owner's Suite Renovation: Completely redone in 2015 Windows: All windows in the owner's suite replaced in 2015 (except for the powder room); other windows in excellent condition as they were part of the home's addition Hunter Douglas Blinds: Installed in 2016 for the owner's suite Deck: Entire deck rebuilt from the foundation up in 2017 Garden Hut: Built in 2017 Front Cement Work: Redone in 2018 Water Tank: Replaced in 2017 Location, Views, and Potential - it doesn't get better than this! A rare find and an extraordinary opportunity to own in one of Calgary's most coveted locations. (id:6769)

Primary Bedroom 5.87 M x 3.48 M  
4pc Bathroom Measurements not available  
Bedroom 3.96 M x 4.44 M  
3pc Bathroom Measurements not available  
Kitchen 2.80 M x 2.54 M  
Living room/Dining room 7.09 M x 3.12 M  
Living room 3.43 M x 5.84 M

Kitchen 3.12 M x 4.06 M  
2pc Bathroom Measurements not available  
4pc Bathroom Measurements not available  
Bedroom 2.95 M x 2.74 M  
Dining room 2.90 M x 2.87 M  
Kitchen 2.34 M x 2.21 M  
Living room/Dining room 3.83 M x 5.46 M

Listing Presented By:



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