



## 2021 Spiller Road Calgary Alberta

\$700,000

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, you'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 areas—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 D...

Family room 21.50 Ft x 15.58 Ft

Bedroom 11.42 Ft x 9.67 Ft

3pc Bathroom 7.50 Ft x 5.50 Ft

Furnace 13.92 Ft x 8.92 Ft

Living room/Dining room 12.58 Ft x 13.17 Ft

Kitchen 10.67 Ft x 9.25 Ft

Primary Bedroom 10.17 Ft x 10.08 Ft

Bedroom 10.08 Ft x 9.17 Ft

4pc Bathroom 6.58 Ft x 6.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca