



2212 8 Street Calgary Alberta

\$850,000

Fall in love with the timeless charm and unbeatable location of this iconic Ramsay home! - Just minutes from downtown and steps to the Elbow River, this beautifully maintained detached gem offers the perfect balance of inner-city lifestyle and natural beauty--surrounded by parks, scenic pathways, and the energy of Inglewood's cafes, boutiques, breweries, and top-rated restaurants. Inside, warm hardwood floors, stylish updates, and an inviting layout set the tone, with three spacious bedrooms upstairs—including a massive primary retreat with vaulted ceilings, built-in organizers, and generous closet space. This home is located just a block from Ramsay School and within the sought-after Western Canada High School zone, making it a top pick for families focused on education. You're also a short stroll to the Brewery Belt, Crossroads Market, and just a 13-minute walk to Saddledome security for Flames games. You can even catch the Stampede and Canada Day fireworks right from your balcony. Major upgrades include: new furnace (2018), full waterproofing with sump pump and radon mitigation (2019), basement development and hot water tank (2021), new roof (2022), double garage (2023), and a 200A panel with buried overhead lines (2025)—EV ready! A rare opportunity in one of Calgary's most vibrant and connected communities—book your showing today! (id:6769)

3pc Bathroom 6.17 Ft x 6.25 Ft

Bedroom 11.67 Ft x 9.67 Ft

Bedroom 11.67 Ft x 10.75 Ft

Primary Bedroom 18.25 Ft x 9.92 Ft

3pc Bathroom 10.42 Ft x 7.83 Ft

Recreational, Games room 16.67 Ft x 16.75 Ft

Furnace 6.17 Ft x 12.50 Ft

3pc Bathroom 5.92 Ft x 6.33 Ft

Dining room 14.92 Ft x 10.83 Ft

Foyer 6.08 Ft x 10.67 Ft

Kitchen 18.17 Ft x 18.83 Ft

Living room 11.58 Ft x 12.75 Ft

Sunroom 16.67 Ft x 5.42 Ft

Listing Presented By:



Originally Listed by:
eXp Realty



Real Estate Professionals Inc.

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

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