



## 2321 Spiller Road Calgary Alberta

\$699,900

INVESTMENT OPPORTUNITY! Calling all developers, investors and homeowners alike! Inner city, rectangular 50' x 120' R-CG zoned lot within minutes of downtown Calgary! Live temporarily while you plan your future build! This charming bungalow features a renovated kitchen with granite countertops and modern appliances including a gas-stove, refrigerator, dishwasher and a stylish hood fan all finished in stainless steel. The open-concept main floor also includes a spacious living and dining area, 2 bedrooms and a 3-pc bathroom. Low-maintenance vinyl flooring is featured throughout. The full-sized basement has a newer furnace, newer hot water tank and a washer/dryer. The spacious backyard is fully fenced featuring a gazebo with built-in bench seating and a large 21' x 21' detached garage. A great place to spend your evenings! Located within walking distance to the downtown core, Saddledome, Stampede Grounds, many shops and restaurants and the Ramsay Elementary School. Call to book your private showing today! (id:6769)

Kitchen 5.01 M x 3.73 M

Dining room 3.76 M x 2.29 M

Living room 4.72 M x 3.76 M

Primary Bedroom 4.88 M x 2.59 M

Bedroom 2.62 M x 2.44 M

Other 2.62 M x 1.40 M

3pc Bathroom Measurements not available

Other 6.45 M x 1.35 M

Other 3.15 M x 1.78 M

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