\$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 Calgaryâ€[™]s most walkable communities. Walk to the Saddledome and Entertainment District for concerts and events, or bike and stroll to Inglewoodâ€[™]s trendy shops, restaurants, and amenities. Enjoy easy access to the Elbow River pathway, and youâ€[™]re just a 5-minute drive to downtown! Ramsay is also set to benefit from the future Green Line C-train stop—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				
Туре	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	7
Zoning	R-CG

Listing Details

Listing Office 2% Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.