

**1126 8 Street SE**  
**Calgary, Alberta**

**MLS # A2273166**



## \$800,000

<b>Division:</b>	Ramsay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Welcome to this solid 3-bedroom, 2-bathroom bungalow located in the highly sought-after inner-city community of Ramsay. Full of character and potential, this home features beautiful hardwood flooring and a functional layout that's perfect for a renovation, a future flip, or even a complete redevelopment. Situated on a large, inviting lot, the property offers endless opportunities for those looking to create something truly special. The expansive yard is highlighted by mature fruit trees, providing a charming backdrop and plenty of room to design your ideal outdoor oasis. Whether you're an investor, a builder, or a homeowner with a vision, this property delivers incredible value in one of Calgary's most vibrant neighbourhoods. With close proximity to parks, pathways, shops, restaurants, and downtown, the location simply can't be beat. A fantastic opportunity with unlimited possibilities!