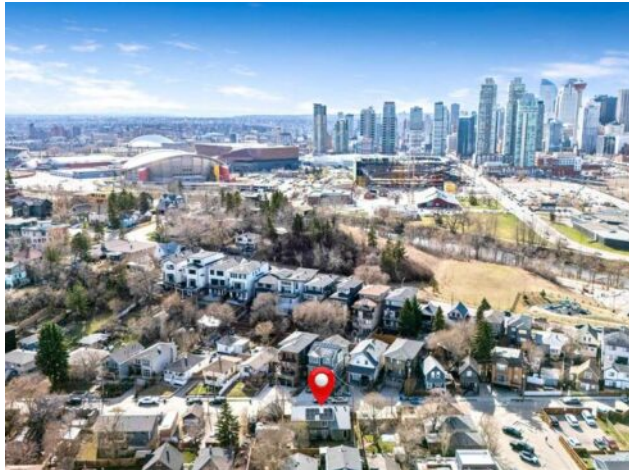


1110 Maggie Street SE
Calgary, Alberta

MLS # A2307946



\$819,000

Division:	Ramsay		
Type:	Residential/House		
Style:	4 Level Split		
Size:	971 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, In Garage Electric Vehicle Charging Station(s), Insulate		
Lot Size:	0.10 Acre		
Lot Feat:	Few Trees, Garden, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Heat Pump, See Remarks	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Preserved Wood	Utilities:	-
Features:	Central Vacuum, Open Floorplan, Pantry, Skylight(s)		

Inclusions: TV wall Mount in the basement, Basement storage room Shelving, Remote for skylight blind, ceiling fan and remote, Solar Panels, EV charger, Island Stools, Patio furniture- Table 8 chairs, L-shaped Sectional, Storage Box, Garage door opener and 1 remote.

Located on iconic Maggie Street in the heart of Ramsay, this extensively upgraded 4-level split offers a rare combination of functional design, energy efficiency, and one of Calgary's most exciting inner-city growth locations. Tucked into a quiet pocket just minutes from downtown, this home blends character with thoughtful modern upgrades, making it ideal for buyers seeking lifestyle, long-term value, and proximity to Calgary's evolving Rivers District. The main level welcomes you with a bright, open living space featuring large windows and seamless flow. A spacious bedroom and full 3-piece bath offer flexibility for guests, home office, or multi-generational living. The upper level is anchored by a generous kitchen with ample cabinetry, pantry, and dining space, connecting effortlessly to a dedicated office or flex room, ideal for today's work-from-home lifestyle. The lower level is designed for comfort and privacy, featuring a primary retreat with walk-in closet, full 4-piece bath, and a cozy family room with direct access to the expansive backyard and patio—perfect for indoor-outdoor living. The fully developed basement adds even more versatility with a large recreation room, laundry area, and substantial storage. Where this home truly stands apart is in its extensive list of upgrades and forward-thinking features: New furnace (2023) + hot water tank (2020), Heat pump for efficient year-round comfort, 200 amp electrical service + updated panel, 35 solar panels (420W each) with 25-year warranty, Critter guards installed for long-term protection, EV charger + e-bike charger, Epoxy-coated garage floor, Professionally landscaped backyard, Updated bathroom (2021). Positioned within Calgary's transformative Rivers District, this location is set to benefit from one of the city's most significant long-term redevelopment

plans—envisioned as a vibrant, walkable cultural and entertainment hub with enhanced connectivity, green spaces, and amenities. Enjoy immediate access to the Bow and Elbow River pathways, Inglewood’s shops and restaurants, East Village, Stampede Park, and downtown Calgary all just minutes away. Whether walking, biking, or commuting, this is true inner-city convenience. A rare opportunity to own a move-in-ready home with meaningful upgrades, future value upside, and an unbeatable location. This home is ready for a quick possession just in time for you to enjoy the beautiful Calgary Summer, Stampede and all that your creative mind can imagine. This is a home designed not just for today but for the future!