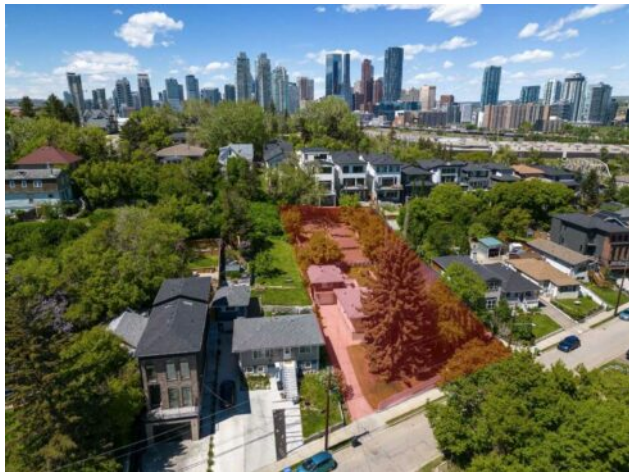


**1125 Maggie Street SE
Calgary, Alberta**

MLS # A2139004



\$849,000

Division:	Ramsay		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,359 sq.ft.	Age:	1954 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Irregular Lot, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Refrigerator , Range Hood in the basement and Garage remote(s)

This raised mid century bungalow is perfect for those looking for a quiet treed location in our historic inner city. On one of the oldest streets in Calgary, Maggie Street was the original Macleod Trail and a secret location many Calgary residents are unaware of. The two bedroom upper floor features sunlit, spacious living and dining areas, ideal for entertaining. An updated kitchen boasts modern appliances and ample counter space making it a chief's delight. Unique to this home is a contemporary gas fired cylindrical fireplace with soapstone inserts that hold the heat long after the fireplace turns off; an amazing advantage on cold winter nights. The one bed illegal suite below offers a mortgage helper or private teen/guest quarters. There is also a cold room for wine or vegetables from the incredible garden. The expansive terraced yard, nearly 10,000 square feet, is a haven for gardening enthusiasts. Or for those less inclined to gardening the yard provides quiet privacy and the buckwheat (planted due to recent water restrictions) offers a low maintenance alternative that is a haven for bees and promotes soil quality. And a 1500 gallon rainwater tank ensures that you will always have a supply for the garden. The mature trees on the property make it a bird watchers paradise and the east views from this lot are special. The property includes a well-appointed studio/office above the garage and a garden shed for all your gardening tools. For those with an eye for future possibilities, this lot presents incredible redevelopment opportunities in a prime location of one of Calgary's most sought after neighborhoods. Four row houses could be built on this lot with underground parking all while preserving the spruce tree in the front yard. Life in Inglewood/Ramsay will embrace you in one of Calgary's last authentic neighborhoods known for its vibrant

arts scene, eclectic shops and historic charm. This home offers the perfect blend of lifestyle and location, within walking distance to some of Calgary's best cafes, boutiques, and art galleries. Don't miss out on this unique opportunity — call today to schedule a viewing.