

# \$700,000 - 2021 Spiller Road Se, Calgary

MLS® #A2206595

**\$700,000**

3 Bedroom, 2.00 Bathroom, 755 sqft  
Residential on 0.10 Acres

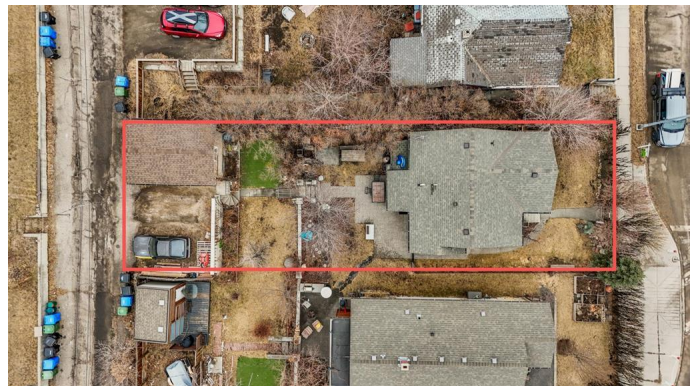
Ramsay, Calgary, Alberta

OPEN HOUSE CANCELLED - Conditionally sold\*\*\*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, youâ€™ll 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 stopâ€”making this a smart investment!

Donâ€™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® #

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Price	\$700,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	755
Acres	0.10
Year Built	1940
Type	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, Garage Faces Rear, Parking Pad, Single Garage Detached
# 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	Forced Air, Natural Gas, High Efficiency
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	10
Zoning	R-CG

### **Listing Details**

Listing Office	2% Realty
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