

2135 Spiller Road SE  
Calgary, Alberta

MLS # A2276480



## \$475,000

<b>Division:</b>	Ramsay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	550 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Enclosed, Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to an exceptional inner-city investment opportunity in the heart of Ramsay, one of Calgary's most dynamic and rapidly evolving neighbourhoods. This 2-bedroom, 1.5-bath half duplex is strategically positioned within walking distance to Downtown Calgary and the new Culture & Entertainment District, making it highly attractive to professionals, urban lifestyle buyers, and short-term rental guests. From an investor's standpoint, this location checks all the right boxes: proximity to employment hubs, major event venues, transit corridors, and lifestyle amenities—driving strong rental demand and long-term appreciation. Whether operated as a short-term rental, furnished executive lease, or long-term hold, this property offers versatility and resilience in a high-demand inner-city market. Situated on a corner lot, the home benefits from added privacy, enhanced curb appeal, and increased natural light - features that consistently outperform in both resale and rental performance. Offering over 1,000 sq ft of developed living space across two levels, the main floor is bright and welcoming with south-facing windows, hardwood flooring, character wood ceilings, and a cozy wood-burning fireplace—elements that elevate nightly rates and tenant appeal. The two generously sized bedrooms are located on the lower level, each with large walk-in closets, providing quiet, private spaces ideal for guests or long-term tenants. The 1.5-bath layout, including a combined half bath and laundry, adds practical functionality that investors and renters alike value. Unbeatable walkability further strengthens this property's income potential—steps to parks, schools, cafés, breweries, and some of Calgary's most notable restaurants. This is true inner-city living where character, culture, and convenience converge. Capital improvements include: Roof

replaced in 2012, Hot water tank updated in 2020. Whether you're seeking a turn-key Airbnb, a low-maintenance inner-city rental, or a strategic hold in a growth corridor, this Ramsay property delivers on location, flexibility, and long-term value.