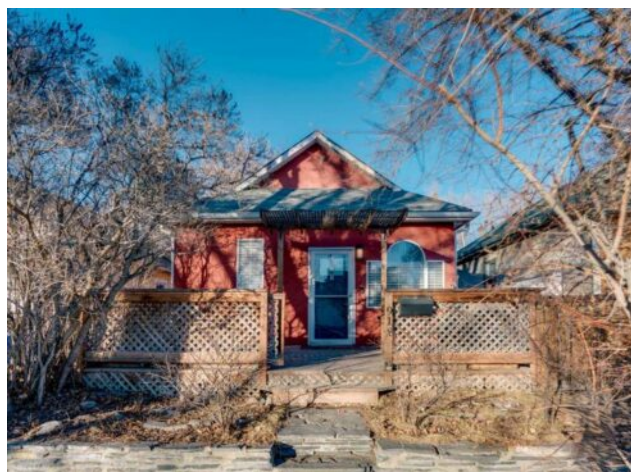


918 11 Avenue SE  
Calgary, Alberta

MLS # A2278893



## \$599,900

<b>Division:</b>	Ramsay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	937 sq.ft.	<b>Age:</b>	1914 (112 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None, On Street, Outside		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn, Ma		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Freezer in basement, electric fireplace in bedroom, hot tub, 2 sheds, air conditioner

Inner-City Gem! This charming 1914 character home is ideally located in the heart of Ramsay, offering an easy walk to the shops and amenities of Inglewood, the Stampede Grounds, quick access to river pathways and bike trails, and only a 25-minute walk to downtown. Lovingly updated over the years, the home features an inviting open-concept layout with the kitchen at the centre of the home. The kitchen offers tile flooring, a nearly new stainless steel fridge, gas range, updated backsplash, and convenient seating. A large dining room sits just off the kitchen, offering a functional and inviting space for gatherings, while the front living room is warm and welcoming. The primary bedroom includes a walk-in closet, electric fireplace, and direct access to the backyard. The stunning spa-like bathroom it features a soaker tub and steam shower. A second bedroom completes the main level. The basement provides additional storage space and laundry. Outside, the private, tree-filled backyard is an urban oasis with a deck and gazebo, peek-a-boo city views, and a saltwater hot tub (only 2 years old). The yard is landscaped with raspberries, saskatoon berries, lilacs (front and back), rose bushes, cherry trees out front, and garden boxes. Additional updates and features include hardwood flooring, new front door, 100-amp electrical service, high-efficiency furnace, new air conditioning (1 year old), and a large front deck. Move in and enjoy this special Ramsay character home in an unbeatable inner-city location!