

# \$649,900 - 1705 8 Street Se, Calgary

MLS® #A2207890

**\$649,900**

3 Bedroom, 2.00 Bathroom, 911 sqft  
Residential on 0.01 Acres

Ramsay, Calgary, Alberta

Welcome to 1705 8 Street SE, a home that perfectly embodies the vibrant spirit of Ramsay, one of Calgary's most dynamic and sought-after neighbourhoods. This beautifully updated property offers a unique opportunity to experience the best of inner-city living while enjoying the warmth and charm of a close-knit community. Nestled in the heart of Ramsay, this home is just steps away from local breweries, Red's Diner, cozy coffee shops, and the eclectic shops and eateries of Inglewood. It's the perfect blend of urban convenience and neighbourhood charm, ideal for anyone seeking an exceptional lifestyle. This home has been meticulously upgraded, ensuring that every detail has been attended to with care and quality. The energy-efficient furnace and tankless hot water system, both installed in 2023, provide modern comfort and long-term savings. The fully renovated basement and bathroom, completed in 2023, add significant functionality and style. Fresh parging on the exterior, improved window wells, as well as chic new window coverings, have further enhanced the home's appeal. The modern siding, roof, and windows, installed between 2019 and 2021, contribute to its longevity and fresh aesthetic. To top it off, the entire interior was repainted in 2023, giving the home a stylish and contemporary look. The outdoor spaces of this property are just as impressive as the interior. A charming fire-pit and pergola create the perfect setting for entertaining friends or enjoying quiet evenings



under the stars. The west facing yard make it ideal for green thumbs or families with pets, offering a private oasis in the heart of the city. Situated directly on a bus route and close to bike paths, this property is as convenient as it is beautiful. The new C-Train line coming soon will make commuting even easier, and downtown Calgary is only minutes away by foot, bike, or public transit.

Ramsay offers an unbeatable lifestyle, brimming with character and creativity. Its vibrant community atmosphere, lush green spaces, and off-leash areas make it a wonderful place to call home. Imagine strolling to your favourite coffee shop, enjoying the lively energy of Inglewood's boutique shops and restaurants, or meeting friends at a local brewery, all just steps from your doorstep. This neighbourhood embodies the perfect balance of tranquility and urban excitement, making it one of Calgary's most desirable places to live. This property is more than just a house—it's a lifestyle opportunity. Homes like this, with such an extraordinary combination of features and location, are truly a rare find. Don't miss your chance to own a piece of Ramsay's vibrant community and begin the next chapter of your life at 1705 8 Street SE. Schedule your showing today and experience for yourself what makes this home and neighbourhood so special!

Built in 1979

### **Essential Information**

MLS® #	A2207890
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	911

Acres	0.01
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	1705 8 Street Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 2Z9

### **Amenities**

Parking	None
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### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Tankless Hot Water
Appliances	Dishwasher, Gas Range, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Fire Pit
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed April 4th, 2025

Days on Market 5

Zoning M-CG

## **Listing Details**

Listing Office eXp Realty

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