



**1808 Salisbury Street SE  
Calgary, Alberta**

**MLS # A2285813**



**\$1,450,000**

<b>Division:</b>	Ramsay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,888 sq.ft.	<b>Age:</b>	1930 (96 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Storage		

**Inclusions:** None

Unparalleled views of Downtown, Elbow River, Saddledome and the Mountains perched upon a 45 x 120 foot lot facing ridge on Scotsman's Hill. Fantastic ridge lot for re-development in the rising community of Ramsay. Walkable location to the shops, restaurants and cafes within the community, in Inglewood, East Village and long Elbow River path system and enjoy all the historical character that Ramsay has to offer. Much Redevelopment has already taken place within the community & this Ridge location being the best there is. Create and design your dream home for Development Permit, while you live in or rent this immaculate 4 bedrooms up 2 St. Large living room facing the views, separate huge dining room with adjacent den, incl Antique mantel w/iron grill and french doors to yard. Fully functional kitchen with Kitchen Aide and Bosch appliances & Retro booth/eating area. 4 pc bathroom. Upper level: wide hallway leads to huge primary bedroom with sitting retreat area facing awesome ridge, city, river & mountains Views; Relax with a book along with a glass of wine or coffee. 2 Piece bathroom up & 3 other bedrooms. Basement Level: is wide open, high ceilings, and unspoiled. Ramsay Community: Elementary Public School, Red's Restaurant & Kam Han Restaurants, Rosso and other Cafes,. Walk River pathways to Inglewood and 9th Ave shops, restaurants, Pubs, The &ldquo;Y&rdquo;. Walk to work & future LRT Station all within walking distance. Fabulous opportunity to live on the Ridge in Ramsay with Views Galore!! Thanks for considering.