



2108 8 Street SE
Calgary, Alberta

MLS # A2319910



\$650,000

Division:	Ramsay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,244 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Opportunity knocks in Ramsay! Situated on a 407 sq. m. lot in one of Calgary's most sought-after inner-city communities, this handyman's special is full of potential for renovators, investors, or buyers looking to build equity. This character home is ready for a new vision and requires some TLC, making it the perfect project for those looking to restore, renovate, or redevelop. A notable update includes newer windows throughout the home, providing improved energy efficiency and natural light. Enjoy all that Ramsay has to offer, with its vibrant community atmosphere, proximity to downtown, river pathways, parks, transit, and the exciting amenities of Calgary's growing entertainment district. Whether you're searching for your next renovation project or a valuable inner-city property with future potential, this is an opportunity you won't want to miss. Property is being sold as-is.