

# \$659,000 - 1105 9 Street Se, Calgary

MLS® #A2235249

**\$659,000**

2 Bedroom, 2.00 Bathroom, 1,365 sqft

Residential on 0.11 Acres

Ramsay, Calgary, Alberta

Tremendous potential for developers, investors, and renovators alike on this quiet street in the charming community of Ramsay, where heritage homes and modern infills sit alongside cool caf  s and shops in an eclectic mix of old and new.

Prime 33-ft x 150-ft flat lot with west facing yard ideal for development. New R-CG zoning allows for a variety of options including a single detached home, duplex, and lane-way possibilities.

Originally built in 1921 and updated over time, this 1,336sf bungalow (with amazing oversized 30'x25' double detached garage and huge backyard area) remains functional with solid bones and original charm   ready for you to bring your renovation vision.

Step out your front door and you   re in the heart of Ramsay   just minutes from local caf  s (like Red   s Diner), boutiques, and breweries. You   re also a short walk from the river pathways, Inglewood Bird Sanctuary, Stampede Park, and scenic Scotsman   s Hill.

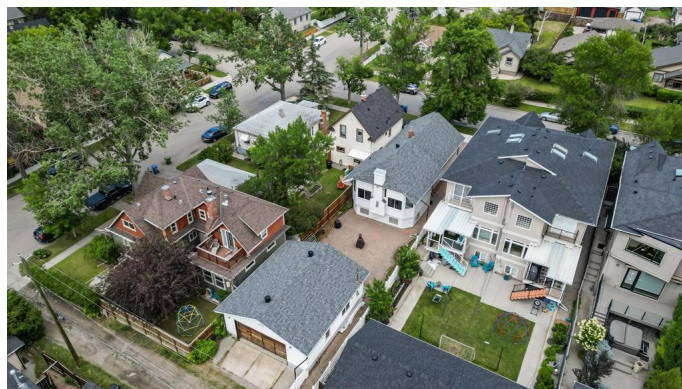
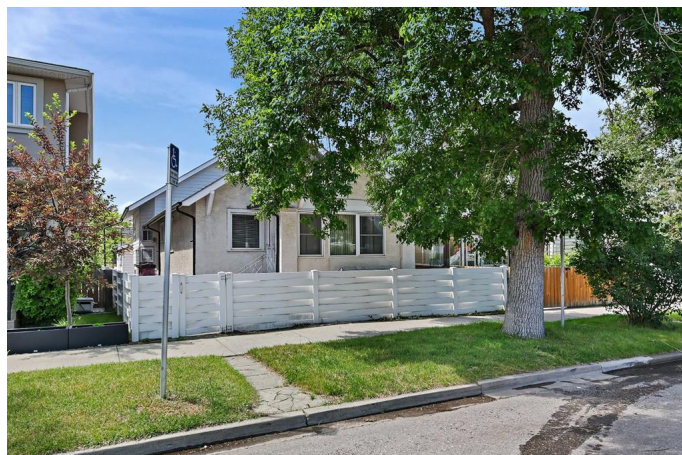
Whether you   re a family, investor or developer eyeing an inner city location, this is Ramsay living at its best.

Built in 1921

## Essential Information

MLS    # A2235249

Price \$659,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,365
Acres	0.11
Year Built	1921
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1105 9 Street Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 3B3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Boiler, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	1
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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