



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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2212 8 Street SE  
Calgary, Alberta

MLS # A2230404



\$875,000

Division:	Ramsay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Level, Low Maintenance Landscaping		
Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas		
Floors:	Ceramic Tile, Hardwood, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Stucco, Wood Frame		
Foundation:	Poured Concrete		
Features:	Breakfast Bar, Chandelier, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		
Inclusions:	N/A		

Fall in love with the timeless charm and unbeatable location of this iconic Ramsay home! - Just minutes from downtown and steps to the Elbow River, this beautifully maintained detached gem offers the perfect balance of inner-city lifestyle and natural beauty—surrounded by parks, scenic pathways, and the energy of Inglewood’s cafés, boutiques, breweries, and top-rated restaurants. Inside, warm hardwood floors, stylish updates, and an inviting layout set the tone, with three spacious bedrooms upstairs—including a massive primary retreat with vaulted ceilings, built-in organizers, and generous closet space. This home is located just a block from Ramsay School and within the sought-after Western Canada High School zone, making it a top pick for families focused on education. You’re also a short stroll to the Brewery Belt, Crossroads Market, and just a 13-minute walk to Saddledome security for Flames games. You can even catch the Stampede and Canada Day fireworks right from your balcony. Major upgrades include: new furnace (2018), full waterproofing with sump pump and radon mitigation (2019), basement development and hot water tank (2021), new roof (2022), double garage (2023), and a 200A panel with buried overhead lines (2025)—EV ready! A rare opportunity in one of Calgary’s most vibrant and connected communities—book your showing today!