

\$875,000 - 2212 8 Street Se, Calgary

MLS® #A2230404

\$875,000

3 Bedroom, 3.00 Bathroom, 1,456 sqft
Residential on 0.07 Acres

Ramsay, Calgary, Alberta

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!



Built in 1912

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2230404 |
| Price | \$875,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,456 |
| Acres | 0.07 |
| Year Built | 1912 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 2212 8 Street Se |
| Subdivision | Ramsay |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2G 3A2 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | 220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street, Rear Drive |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Chandelier, Kitchen Island, No Smoking Home, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Washer, Window Coverings |
| Heating | High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Fire Pit, Private Yard |
| Lot Description | Back Lane, Back Yard, Garden, Landscaped, Level, Low Maintenance Landscape, Many Trees, Rectangular Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 8 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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