

# \$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	7
Zoning	R-CG

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.