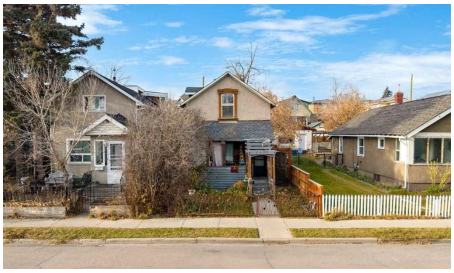
2325 Spiller Road SE

Calgary | Active | MLS® A2357568

$429,500









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1910**	**765.86 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by D.C. & Associates Realty

A closer look

INNER-CITY REDEVELOPMENT OPPORTUNITY IN RAMSAY! An excellent opportunity for builders, developers, and investors to acquire a 2,992 sq. ft. parcel in one of Calgary's most established and evolving inner-city communities. Located at 2325 Spiller Road SE, this property offers an attractive opportunity to capitalize on Ramsay's continued revitalization and long-term redevelopment potential.
The rectangular lot is designated R-C2 and features rear lane access, providing an opportunity to explore residential redevelopment options, subject to City of Calgary regulations and approvals. The existing dwelling is considered to have little to no contributory value, with the primary value of the property being the land and its location.
Situated within walking distance of the Stampede grounds, Scotsman's Hill, neighborhood parks, schools, and the vibrant shops, restaurants, and amenities of nearby Inglewood. Downtown Calgary is just minutes away, and the planned Green Line LRT, with proposed stations serving Ramsay/Inglewood and the 26 Avenue SE area, represents a significant future infrastructure investment in the surrounding community.
An excellent opportunity to secure an inner-city redevelopment site in an established neighborhood with convenient access to downtown and Calgary's emerging transit network.

VIEWING AND PARKING INFORMATION: Parking directly in front of the property is restricted to permit holders. Realtors and prospective purchasers are advised to park on the side streets approximately half a block north or south of the property, or in the rear lane where legally permitted. Please respect all posted parking restrictions.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357568
Bedrooms	2
Bathrooms	1
Year Built	1910
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	765.86 sq. ft.
Main Level Finished Area:	424.37 sq. ft.
Acreage:	No
Lot Area:	2,992 sq. ft.
Lot Frontage:	25'
Lot Details:	25' x 120
Front Exposure:	East
Unit Exposure:	East
Levels:	Two
Total Rooms Above Grade:	4
Year built:	1910 (Age: 116)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	6260AM
Heating:	Central, Forced Air, Natural Gas
Basement:	Partial, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	See Remarks
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	See Remarks
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Electric Dryer Hookup, See Remarks, Washer Hookup
City Quadrant:	Southeast
Community:	Ramsay
Appliances:	Refrigerator, Stove(s)
Inclusions:	none
Restrictions:	None Known
Main Floor	Kitchen · 14'9" × 11' ·
Main Floor	Living Room · 13'3" × 11'4" ·
Main Floor	Mud Room · 7'8" × 6'8" ·
2nd Floor	Bedroom · 12'9" × 7'8" ·
2nd Floor	Bedroom · 15'2" × 8'4" ·
Title to Land:	Fee Simple
Community Features:	Other, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s)
Interior Features:	See Remarks
Exterior Features:	Garden, None
Patio And Porch Features:	Front Porch

Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Gentle Sloping, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2325-spiller-road-se-calgary-a2357568/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.