



THE
A-TEAM

**RE/MAX
FIRST**

1216 BANTRY Street, Calgary T2E 5E7

MLS® #: **A2116540**

Area: **Renfrew**

Listing Date: **03/22/24**

List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1953**

Lot Information

Lot Sz Ar: **4,187 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,182**
Low Sqft:
Ttl Sqft: **1,182**

DOM

59

Layout

Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`1" x 10`7"	Dining Room	Main	13`1" x 6`6"
Living Room	Main	13`1" x 11`1"	Kitchen	Basement	9`10" x 6`6"
Bedroom - Primary	Main	13`1" x 11`11"	Bedroom	Main	11`9" x 11`1"
Bedroom	Main	13`1" x 9`6"	Bedroom	Basement	10`9" x 9`10"

Bedroom
4pc Bathroom

Basement
Basement

9`10" x 9`10"

5pc Bathroom
4pc Bathroom
Legal/Tax/Financial

Main
Basement

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

8150AN

Zoning:
R-C2

Remarks

Pub Rmks:

This desirable Bridgeland/Renfrew bungalow comes with a Legal Basement suite and double detached garage. The main floor offers an upgraded kitchen with S/S appliances, wine fridge, custom cabinets, granite countertops and a huge center island that overlooks the spacious living room. 3 bedrooms and a 4pc bath with double sinks complete the main level. The lower level is a 2 bed, 2 bath Legal basement suite that consists of a good sized kitchen, separate dining area plus a large living room. Additional bonuses include a double detached garage, parking pad, common laundry area plus a newer roof and windows. This well kept home has always been no pets, no smoking, professionally managed and has yielded steady returns above inflation. Situated on a huge inner City R-C2 Lot this home is great for investors and the prime location has kept it continually rented. Located close to schools, parks, Telus Spark, the Zoo, DT Core, City transit and easy access to main roadways.

Inclusions:
Property Listed By:

All Appliances
2% Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







