



THE
A-TEAM

**RE/MAX
FIRST**

1211 BANTRY Street, Calgary T2E 5E6

MLS®#: **A2165169** Area: **Renfrew** Listing Date: **09/11/24** List Price: **\$759,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1954**
Lot Information
 Lot Sz Ar: **4,574 sqft**
 Lot Shape: **33.51 X 13.18**

Finished Floor Area
 Abv Sqft: **1,040**
 Low Sqft:
 Ttl Sqft: **1,040**

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Garden,Low Maintenance Landscape**
 Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit,Garden**

Construction: **Aluminum Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`7" x 13`5"	Dining Room	Main	13`8" x 8`10"
Kitchen	Main	13`8" x 10`4"	Bedroom - Primary	Main	12`0" x 9`6"
Bedroom	Main	10`3" x 8`10"	Bedroom	Main	11`2" x 10`3"
4pc Bathroom	Main	8`3" x 5`0"	Eat in Kitchen	Basement	10`10" x 9`6"
Bedroom	Basement	12`2" x 9`6"	Living/Dining Room Combination	Basement	28`1" x 21`7"
4pc Bathroom	Basement	7`10" x 5`4"	Laundry	Basement	14`3" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8150AN

Zoning:
R-C2

Remarks

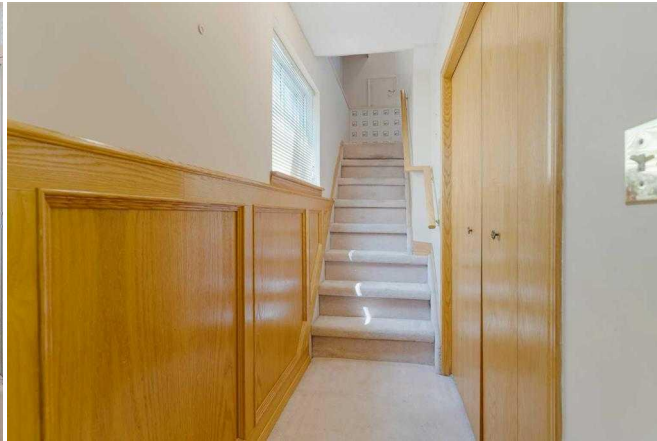
Pub Rmks: **OPEN HOUSE: SEP 21 FROM 2-4 & 22 FROM 2-4. LOCATION, LOCATION, LOCATION. Close to downtown, transit, stores, parks & schools. This home has been well taken care of and owned by one family since it was built. It is on a very quiet street with a private, low-maintenance backyard and detached double garage. The main level offers 3 bedrooms with 4pc bathroom, a big sunny living room with pot lights a good sized kitchen with lots of cupboards, a newer fridge, and a couple of steps to a deck to enjoy quiet time with a family or morning coffee. This home offers a finished basement with a bedroom, a good-sized kitchen, an L-shape rec room with a fireplace, a 4 pc bathroom, big windows in every room, and a separate entrance. This prime location in Renfrew offers several amenities: schools, parks, public transportation, proximity to downtown, shops, and restaurants. This home is zoning R-C2, with the possibility of redeveloping as well. This home has 2 electrical meters and 2 electrical panels. There are 2 newer windows in the dining room and one bedroom. Don't miss the opportunity to own this great home in a prime location. This home is a gem waiting for the right family. You can take a look at the charm and potential of this bungalow-style home.**

Inclusions:
Property Listed By: **Fridge in the garage
Royal LePage Benchmark**

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









1211 Bantry St NE, Calgary, AB

Main Building, Total Exterior Area Above Grade: 1113.76 sq ft



MAIN LEVEL
Exterior Area: 1113.76 sq ft

BASEMENT (Below Grade)
Exterior Area: 1033.71 sq ft

PREPARED: 2024/01/13

Walls, windows, and doors are shown in grey. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

IGUIDE

1211 Bantry St NE, Calgary, AB

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN LEVEL
4pc Bath: 5' x 8'2" | 41 sq ft
Bedroom: 10'3" x 8'10" | 91 sq ft
Bedroom: 10'2" x 11'2" | 114 sq ft
Dining: 12'3" x 8'10" | 103 sq ft
Kitchen: 12'3" x 10'4" | 106 sq ft
Living: 14'5" x 12'5" | 155 sq ft
Primary: 9'2" x 12' | 114 sq ft

BASEMENT

4pc Bath: 5'4" x 7'10" | 35 sq ft
Bedroom: 9'0" x 12'2" | 116 sq ft
Kitchen: 9'0" x 9'10" | 80 sq ft
Laundry: 5'1" x 14'3" | 68 sq ft
Rec Room: 20'1" x 21'7" | 428 sq ft
Utility: 9'0" x 6'1 | 54 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN LEVEL
Interior Area: 1040.55 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1113.76 sq ft

BASEMENT (Below Grade)

Interior Area: 522.80 sq ft
Excluded Area: 41.65 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1033.71 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1040.55 sq ft
Exterior Area: 1113.76 sq ft

Prepared: Jul 13, 2024

This property captioning was completed by Open Door Marketing, and Drafting, compiled by Planstar / IGUIDE. Total Above Grade Floor Area is 1040.55 sq ft. For detailed properties, see Main Building Exterior Area. For Properties with Shared Walls (e.g. Apartment, townhouses), use main Building Interior Area.

Walls, windows, and doors are shown in grey. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

IGUIDE