



THE
A-TEAM

**RE/MAX
FIRST**

1211 BANTRY Street, Calgary T2E 5E6

MLS® #: **A2176783**

Area: **Renfrew**

Listing Date: **10/31/24**

List Price: **\$700,000**

Status: **Pending**

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:

Finished Floor Area

Abv Sqft: **1,040**
Low Sqft:
Ttl Sqft: **1,040**

DOM

21
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Front Yard,Low Maintenance Landscape**
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Separate Entrance,Sump Pump(s)**
Utilities:

Room Information

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

Remarks

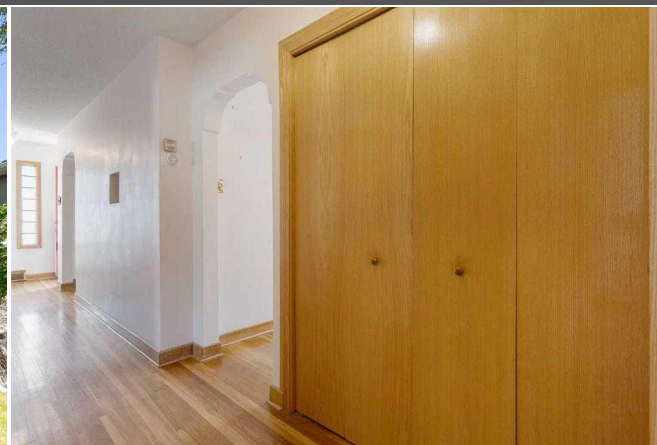
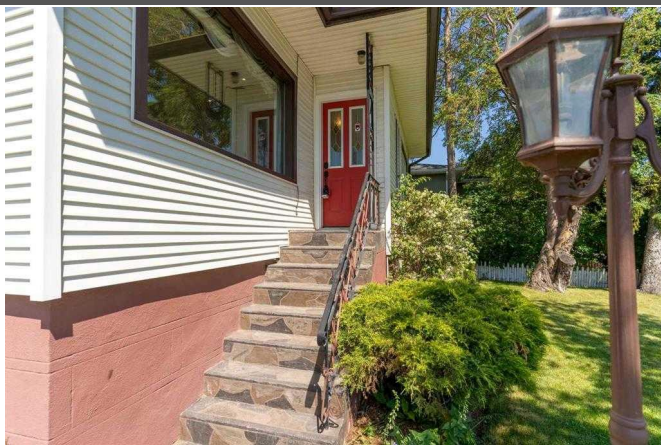
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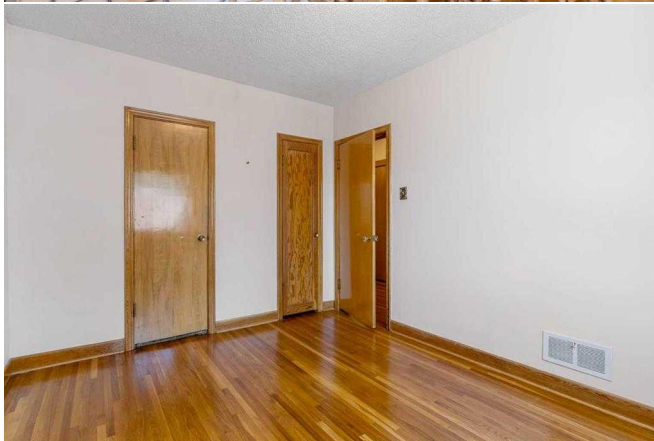
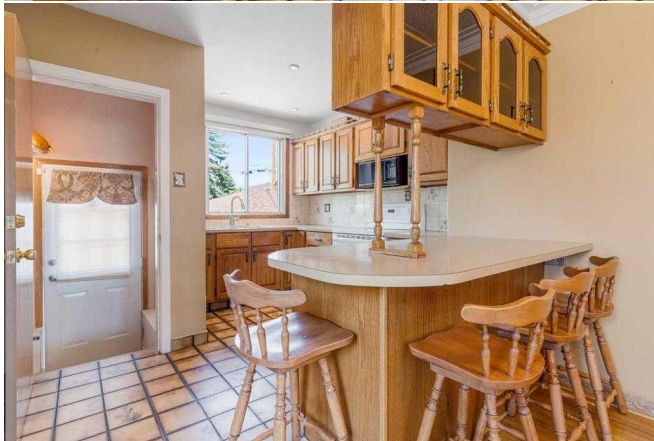
CHARMING BUNGALOW IN PRIME LOCATION -RENFREW. You can see the Calgary Tower from your front entrances but on a tranquil street. Walking distance to transit and parks. This home has been well taken care of and owned by one family since it was built. This home has a private, low-maintenance backyard and a 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 H-GO, 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 with endless potential waiting for the right family. You can take a look at the charm and potential of this bungalow-style home. Call your agent to view this home.

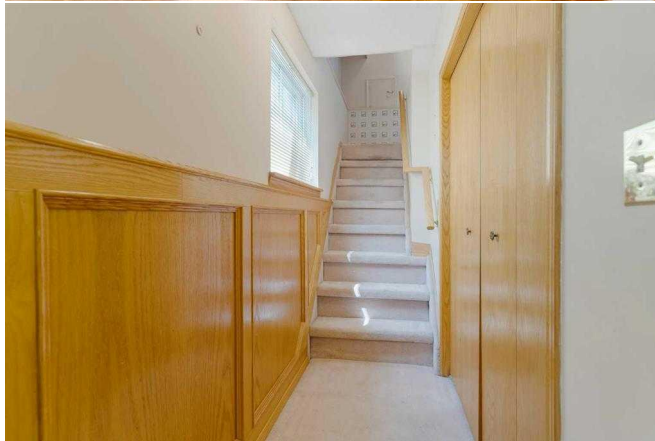
Inclusions:
Property Listed By:

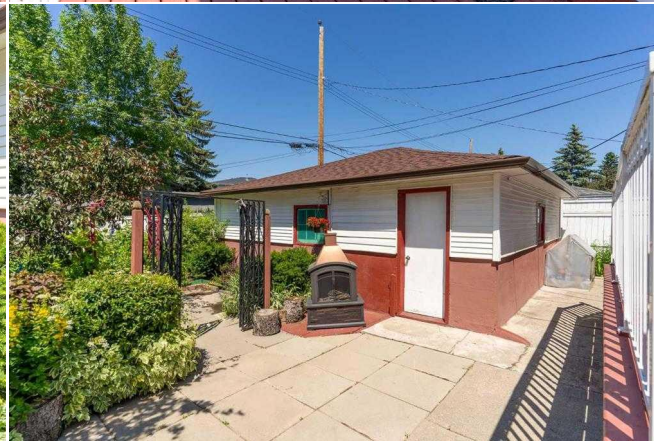
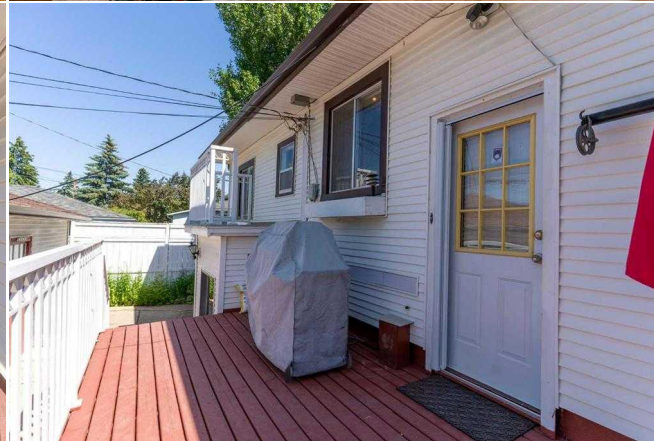
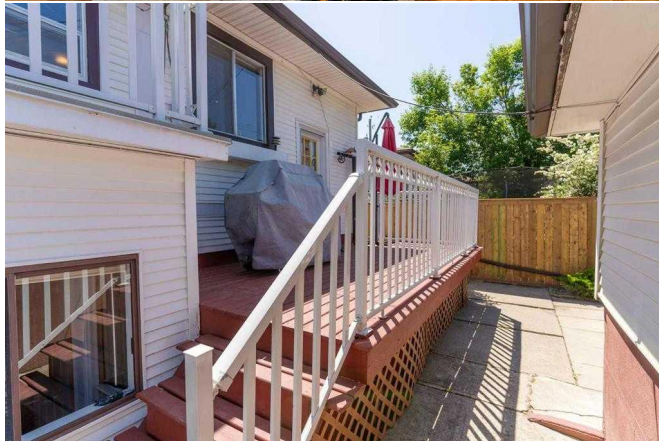
FREEZER IN THE GARAGE & FIRE PITT IN THE BACKYARD
Royal LePage Benchmark

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











1211 Bantry St NE, Calgary, AB	
Property Details	
Room Measurements Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garages). 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.	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 4pc Bath: 5'7" x 8'3" 41 sq ft Bedroom: 10'3" x 8'10" 91 sq ft Bedroom: 10'2" x 11'2" 114 sq ft Dining: 13'5" x 8'10" 113 sq ft Kitchen: 13'5" x 10'4" 139 sq ft Living: 14'7" x 13'5" 195 sq ft Primary: 9'5" x 12' 114 sq ft BASEMENT 4pc Bath: 5'4" x 7'10" 35 sq ft Bedroom: 9'5" x 12'2" 115 sq ft Kitchen: 9'5" x 10'10" 103 sq ft Laundry: 5'1" x 14'0" 65 sq ft Rec Room: 28'1" x 21'7" 425 sq ft Utility: 5'5" x 6' 34 sq ft	Main Building MAIN LEVEL Interior Area: 1040.55 sq ft Perimeter Wall Thickness: 6.5 ft Exterior Area: 1113.76 sq ft BASEMENT (Below Grade) Interior Area: 932.80 sq ft Excluded Area: 41.66 sq ft Perimeter Wall Thickness: 6.5 ft Exterior Area: 1003.71 sq ft Total Above Grade Floor Area, Main Building Interior Area: 1940.55 sq ft Exterior Area: 1113.76 sq ft
Prepared: Jul 13, 2024	
This property capturing was completed by Open Door Marketing, and Drafting completed by Planitar / iGUIDE. Total Above Grade Floor Area is (RM) size. For detached properties, use Main Building Exterior Area. For Properties with Shared Walls (e.g. Apartments, townhouses), use main Building Interior Area.	
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.	
iGUIDE	

