



GRASSROOTS
REALTY GROUP

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1212 Bantry Street NE
Calgary, Alberta

MLS # A2246868



\$639,600

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	758 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Appliances in basement

Beautifully renovated bungalow on a quiet street, situated on a spacious 40x110 ft R-C2 lot with incredible potential for both rental income and future redevelopment. Offering 1,345 sq ft of total living space, this home features 3 bedrooms, 2 full bathrooms, a fully developed illegal basement suite, and a double detached garage. Recent upgrades include a modern kitchen, updated bathrooms, newer flooring, doors, baseboards, fresh paint, and brand new windows throughout most of the home. Whether you're an investor, first-time buyer, or looking to build your dream home down the line, this property checks all the boxes. Ideally located just minutes from downtown in a highly sought-after neighborhood, close to transit, schools, parks, and amenities—this is a rare opportunity you don't want to miss!