# \$575,000 - 735 Trafford Drive Nw, Calgary

MLS® #A2205947

## \$575,000

4 Bedroom, 2.00 Bathroom, 1,092 sqft Residential on 0.14 Acres

Thorncliffe, Calgary, Alberta

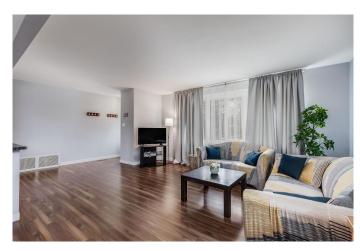
Solid Thorncliffe Bungalow â€" Prime Location Ready for its Next Chapter!

Presenting a fantastic opportunity in desirable Thorncliffe with this well-maintained 1,100 sq. ft. bungalow on a generous, sloping lot. You just dont get lots like this anymore!! This property holds tremendous appeal for first-time buyers eager to personalize their space, savvy investors, and those ready to undertake a rewarding project.

Inside, you'll find a bright main floor featuring comfortable living and dining areas, a functional kitchen, three bedrooms, and a full bathroom. The finished basement expands the living space with a spacious family room, an additional bedroom, and a large bathroom – offering immediate usability. This level also has tons of storage space.

Situated in a sought-after location, this home boasts easy transit access to downtown Calgary, swift connections to the airport and all major highways, and is conveniently close to Egerts Park, excellent schools, and diverse shopping. This is a great opportunity for a new owner to truly make it their own in a wonderful community.

Priced strategically for a swift and successful sale! Book your showing today.







Built in 1956

#### **Essential Information**

MLS® # A2205947

Price \$575,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,092

Acres 0.14

Year Built 1956

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 735 Trafford Drive Nw

Subdivision Thorncliffe

City Calgary

County Calgary

Province Alberta

Postal Code T2K 2T5

#### **Amenities**

Parking Spaces 2

Parking Off Street

#### Interior

Interior Features Separate Entrance

Appliances Electric Stove, Refrigerator, ENERGY STAR Qualified Dishwasher

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance

Lot Description Back Lane, Back Yard, Landscaped, Private, Rectangular Lot, Treed,

Rolling Slope

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed March 28th, 2025

Days on Market 4

Zoning R-CG

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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