

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

MLS® #A2205947

\$575,000

4 Bedroom, 2.00 Bathroom, 1,092 sqft

Residential on 0.14 Acres

Thornccliffe, Calgary, Alberta

Solid Thornccliffe Bungalow â€” Prime Location Ready for its Next Chapter!

Presenting a fantastic opportunity in desirable Thornccliffe 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 â€” 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.

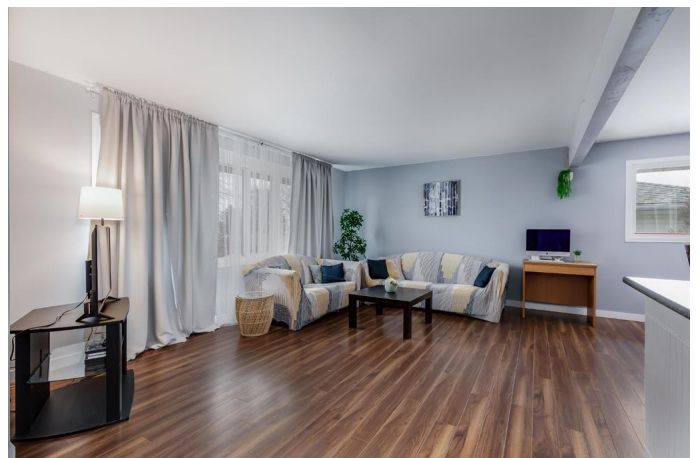
Priced strategically for a swift and successful sale! Book your showing today.

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 6
Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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