



THE
A-TEAM

**RE/MAX
FIRST**

24 TRAFFORD Place, Calgary T2K2V3

MLS®#: **A2149697**

Area: **Thorndcliffe**

Listing Date: **07/19/24**

List Price: **\$769,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 20-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Finished Floor Area
Abv Sqft: **967**
Low Sqft:
Ttl Sqft: **967**

DOM

59
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **6,835 sqft**
Lot Shape:

Parking
Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Level,Rectangular Lot,Treed**
Park Feat: **Double Garage Detached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	10`4" x 4`9"
Kitchen	Main	10`4" x 15`0"
Bedroom	Main	10`10" x 7`11"
3pc Bathroom	Basement	5`9" x 6`3"
Laundry	Basement	10`9" x 15`0"
Furnace/Utility Room	Basement	11`2" x 8`3"

Room	Level	Dimensions
Bedroom	Main	10`10" x 8`5"
Living Room	Main	12`3" x 17`5"
Bedroom - Primary	Main	10`4" x 12`3"
Bedroom	Basement	12`4" x 11`8"
Game Room	Basement	15`5" x 24`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8474GY

Zoning:
R-C1

Remarks

Pub Rmks:

TWO BUNGALOWS FOR SALE SIDE BY SIDE! BOTH WITH HUGE LOTS! Attention investors, contractors and developers! Here's an incredible opportunity awaiting you in the prime location of Thorncliffe's sought-after community. Options are limitless with this property! Welcome to this beautiful bungalow sitting on a massive lot that is OVER 6800 SQ FT LOT! This perfectly located Bungalow is move in ready. Pride of ownership is obvious. Once inside you will notice the original Hardwood Floor throughout the main level that is in really good condition. All windows have been updated. The lower level is FULLY FINISHED with a spacious family room and GAS FIREPLACE in the corner. The basement is already wired up and prepped for a full kitchen! THIS ENTIRE HOUSE HAS BRAND NEW ELECTRICAL AND THE BASEMENT IS WIRED READY TO GO FOR A FULL SUITE! The electrical upgrades in this property are endless! The bonus to this home is the LARGE TANDEM GARAGE that is heated with 240 volt and 2 overhead doors on each end of the garage. The backyard has a covered deck with gorgeous trees. Call your favourite realtor for a showing today!

Inclusions:
Property Listed By:

**Storage Shed
CIR Realty**

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











