



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 TRAFFORD Place, Calgary T2K 2V3**

MLS®#: **A2168203**

Area: **Thornccliffe**

Listing Date: **09/25/24**

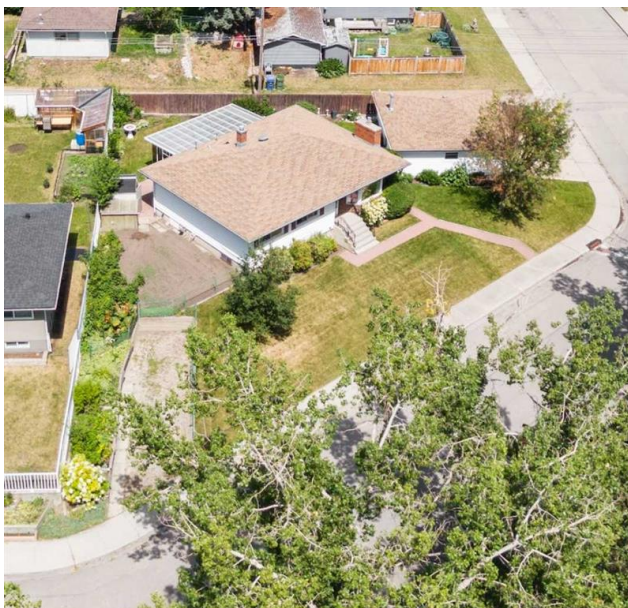
List Price: **\$625,000**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 02-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,044**  
Low Sqft:  
Ttl Sqft: **1,044**

Lot Information

Lot Sz Ar: **7,308 sqft**  
Lot Shape:

DOM

**69**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Treed**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**  
Int Feat: **Built-in Features,Closet Organizers,Natural Woodwork,Open Floorplan,Storage**  
Utilities:

Room Information

Room                      Level                      Dimensions                      Room                      Level                      Dimensions

<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 4`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 10`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`1" x 12`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`1" x 9`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`2" x 12`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`7" x 8`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>9`3" x 7`2"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 8`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`8" x 11`10"</b>	<b>Laundry</b>	<b>Basement</b>	<b>12`6" x 17`4"</b>
<b>Game Room</b>	<b>Basement</b>	<b>22`9" x 23`11"</b>	<b>Storage</b>	<b>Basement</b>	<b>5`5" x 4`2"</b>
<b>Walk-In Closet</b>	<b>Basement</b>	<b>13`5" x 4`7"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-C1**  
 Legal Desc: **8474GY**

Remarks

Pub Rmks: **Here's an incredible opportunity awaiting you in the prime location of Thorncliffe's sought-after community. Options are limitless with this property! Attention investors, contractors and developers! Welcome to this beautiful bungalow sitting on a massive lot that is OVER 7300 SQ FT LOT! This bungalow has almost 2000 sq ft of living space with a huge detached garage AND RV parking pad! Situated on a quiet street, this home is in close proximity to major accesses and amenities. It is only a short 10-minute drive from downtown as well. The home sits safely away from heavily trafficked areas and is very quiet. Situated on a desirable and quiet street, this home is conveniently located near amenities, transportation, and Colonel Sanders Elementary School, just a quick 5-minute walk away. Don't miss out on your chance to seize this incredible opportunity.**

Inclusions: **None**  
 Property Listed By: **CIR Realty**

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





