THE A-TEAM RE/MAX FIRST

24 TRAFFORD Place, Calgary T2K2V3

MLS®#:	**A2173128**	Area:	**Thorncliffe**	Listing Date:	**10/18/24**	List Price:	**$700,000**
Status:	**Active**	County:	**Calgary**	Change:	**-$50k, 19-Jan**	Association:	**Fort McMurray**

General Information

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

Lot Information

Lot Sz Ar:	**6,843 sqft**
Lot Shape:	
Access:	
Lot Feat:	**Back Lane,Back Yard,Landscaped,Level,Rectangular Lot**
Park Feat:	**220 Volt Wiring,Alley Access,Concrete Driveway,Double Garage Detached,Drive Through,Front Drive,Heated Garage,Insulated,Tandem**

Finished Floor Area

Abv Sqft:	**958**
Low Sqft:	
Ttl Sqft:	**958**

DOM

96

Layout

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

Parking

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

Utilities and Features

Roof:	**Asphalt Shingle**
Heating:	**Forced Air,Natural Gas**
Sewer:	
Ext Feat:	**BBQ gas line,Garden,Outdoor Kitchen,Rain Gutters,Storage**
Construction:	**Concrete,Stucco,Wood Frame,Wood Siding**
Flooring:	**Carpet,Concrete,Hardwood,Linoleum,Vinyl Plank**
Water Source:	
Fnd/Bsmt:	**Poured Concrete**
Kitchen Appl:	**Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
Int Feat:	**See Remarks**
Utilities:	

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	**Main**	**33`11" x 48`11"**	**Living Room**	**Main**	**40`2" x 57`2"**
Bedroom - Primary	**Main**	**34`5" x 40`2"**	**Bedroom**	**Main**	**35`10" x 27`4"**
Bedroom	**Main**	**35`10" x 26`0"**	**4pc Bathroom**	**Main**	**34`2" x 15`10"**
Game Room	**Basement**	**50`0" x 78`9"**	**Bedroom**	**Basement**	**39`11" x 38`0"**
Laundry	**Basement**	**35`3" x 49`6"**	**3pc Bathroom**	**Basement**	**18`7" x 20`3"**
Furnace/Utility Room	**Basement**	**36`11" x 27`1"**	**Storage**	**Basement**	

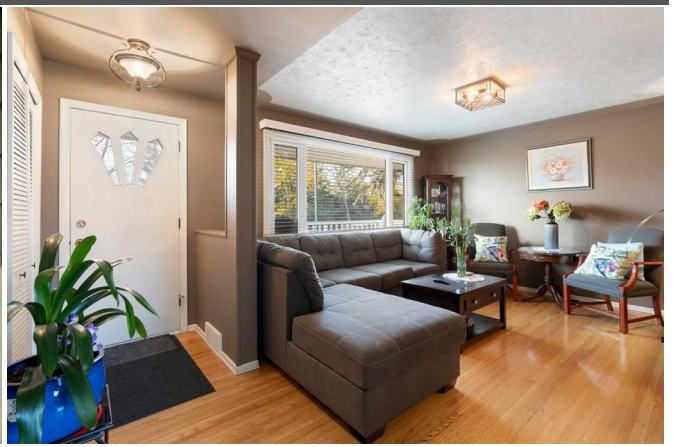
Legal/Tax/Financial

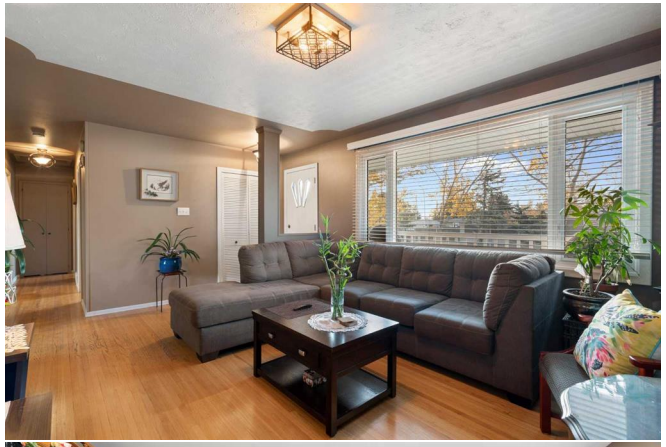
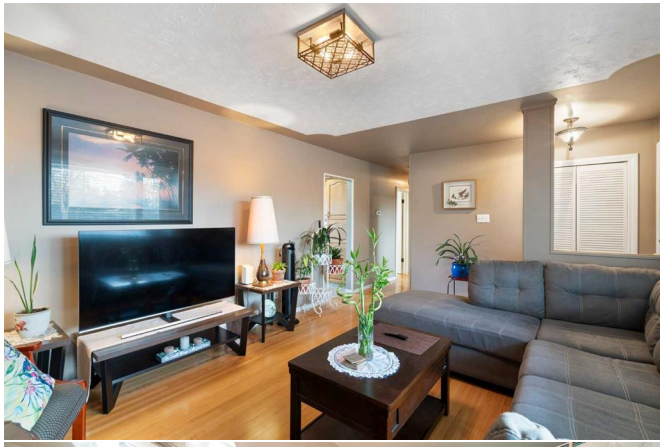
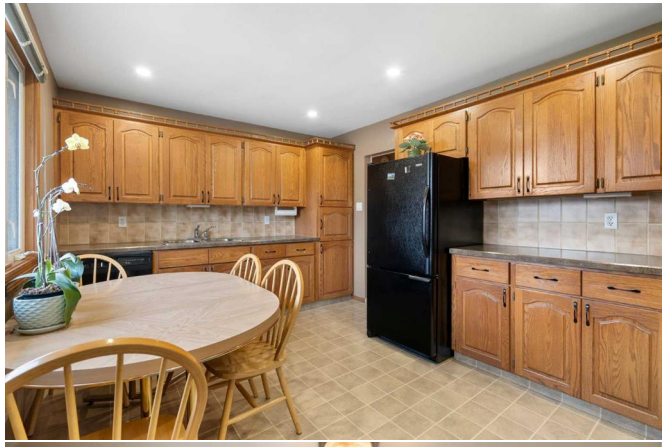
Title:		Zoning:
Fee Simple		**R-CG**
Legal Desc:	**8474GY**	

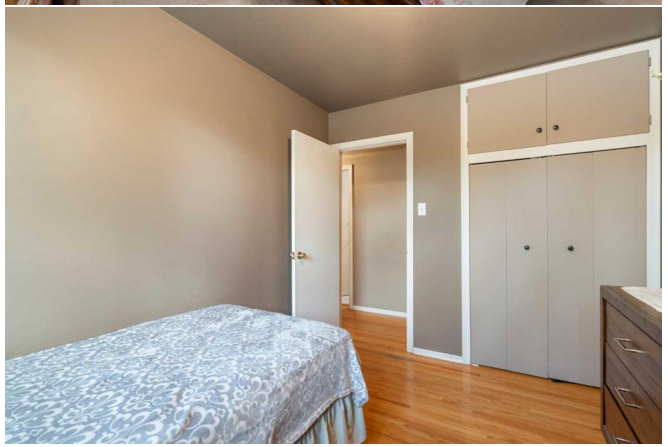
Remarks

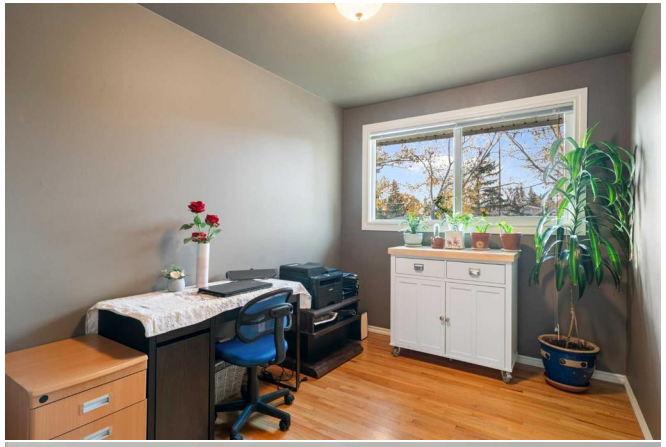
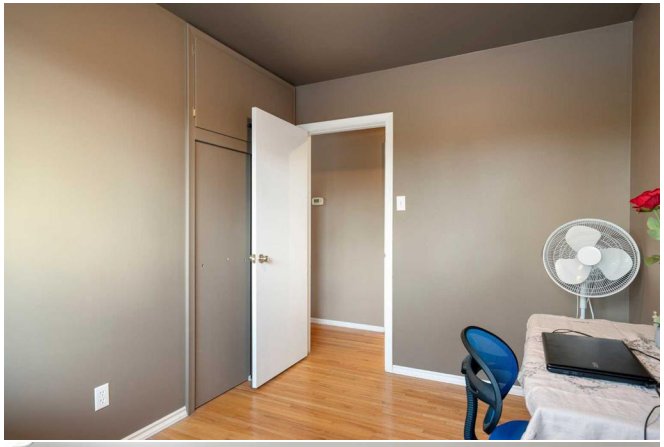
Pub Rmks:	**Welcome home to this lovely updated bungalow in tranquil Thorncliffe. Located just STEPS FROM EGERT'S PARK and multiple off leash dog park areas, you will find multiple transit options, schools, shopping, entertainment, and all within a 12 MINUTE DRIVE TO DOWNTOWN. With a LOT OVER 6800 SQ FEET, you are sure to enjoy the outdoors sitting out on your COVERED DECK in the front, or preparing a feast in the OUTDOOR KITCHEN in the back, complete with an outdoor gas cooktop and all new hookups for your gas barbecue. The front yard has been completely transformed with new concrete curbs to separate the green space with the freshly updated HUGE DRIVEWAY, and new retaining walls complete with planters. The backyard is an enormous space including a deck/patio, large grass area, a garden, greenhouse complete with a heater and grow lights, shed, and massive tandem GARAGE OVER 43' LONG! The house exterior has been impeccably kept and updated including, newer roof, exterior paint from ground to soffits, newer windows on main floor and brand new JELDWIN EGRESS WINDOWS in the basement. The basement was recently TAKEN BACK TO STUDS with new furnace, new HWT, new electrical panel, new wiring, and plumbing all PROFESSIONALLY INSTALLED. Vinyl flooring, upgraded insulation to walls and ceiling, and a new city installed water shut off was also added. The laundry room in the basement is completely wired and plumbed to easily be converted to a kitchen. Completing the basement is a bedroom, storage room, full bathroom, laundry room and a large living area complete with a GAS FIREPLACE. The main floor has been extremely well kept and has some updating including windows but most recently completed was all new wiring. No expense has been spared. The insulated and FULLY FINISHED GARAGE is a dream complete with drive through from driveway to alley, 2 overhead doors with openers, GAS FORCED AIR FURNACE, new electrical panel, 240v service, new gas plumbing, workbenches and vented metal cabinets, air compressor hose reel, upgraded lighting and another fridge! There is just TOO MUCH TO LIST. For DEVELOPER'S, capitalize on the new R-CG ZONING on this huge lot! Must see!**
Inclusions:	**Refrigerator in garage, window coverings, green house, green house heater, green house grow lights, shed, outdoor gas cooktop (as is)**
Property Listed By:	**eXp Realty**

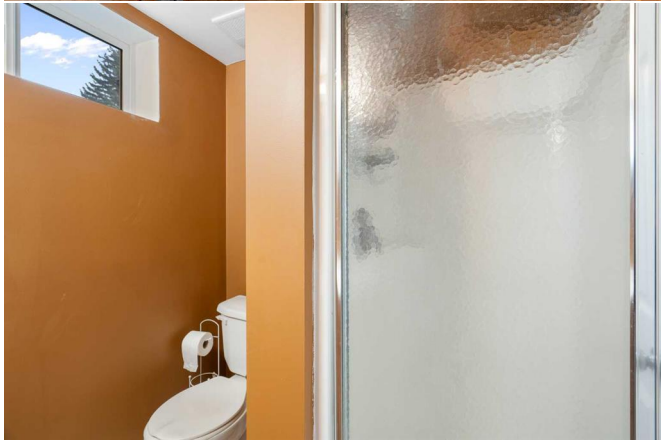
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

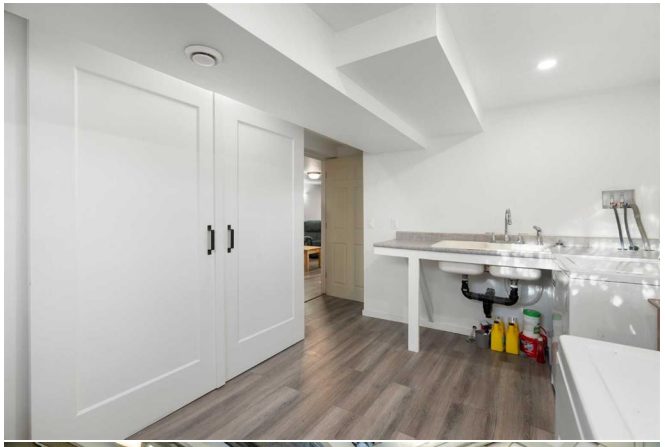
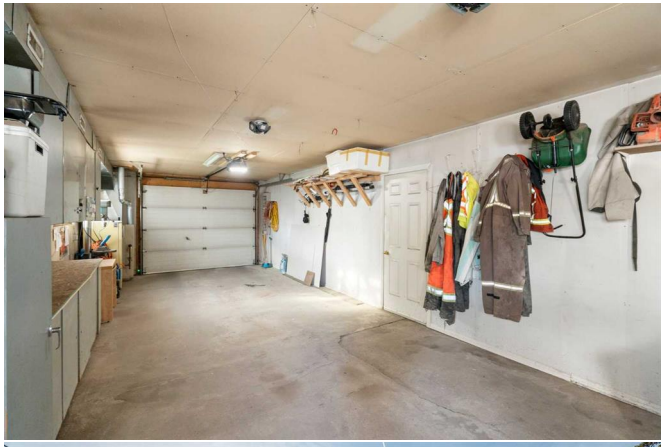


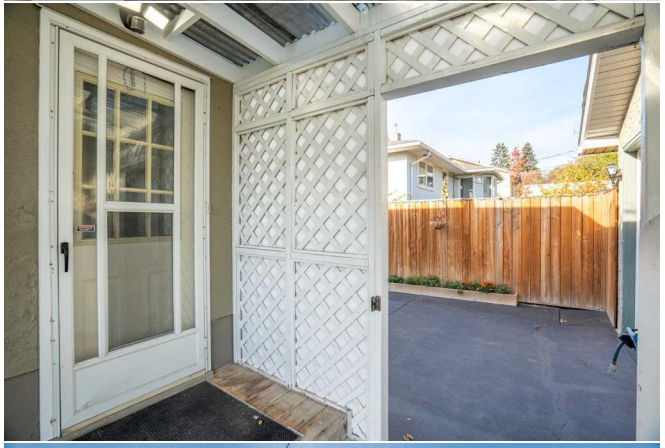




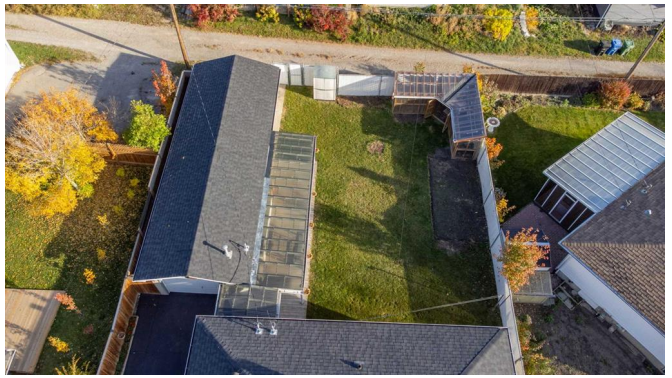
love cozy


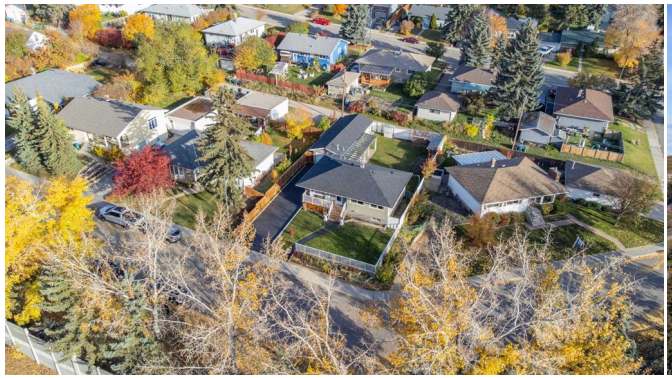











24 Trafford Pl NW, Calgary, AB

Main Floor Exterior Area 958.98 sq ft

PREPARED: 2024/10/16

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

24 Trafford Pl NW, Calgary, AB

Basement (Below Grade) Exterior Area 873.95 sq ft

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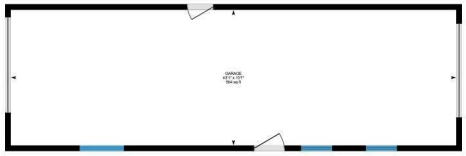
Garage Excluded Area 625.55 sq ft



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