



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**328 TRAFFORD Drive, Calgary T2K2S9**

MLS®#: **A2176795**

Area: **Thornccliffe**

Listing Date: **11/01/24**

List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1957**

Finished Floor Area

Abv Sqft: **912**  
Low Sqft:  
Ttl Sqft: **912**

DOM

**89**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,586 sqft**  
Lot Shape:

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,Garden,No Neighbours Behind,Rectangular Lot**

Park Feat: **Double Garage Detached,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit,Private Yard,RV Hookup**

Construction: **Metal Siding ,Stucco,Vinyl Siding**  
Flooring: **Hardwood,Other,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Central Vacuum,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`5" x 8`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`2" x 11`11"</b>
<b>Laundry</b>	<b>Basement</b>	<b>14`2" x 10`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 10`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`5" x 8`10"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`0" x 6`3"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`9" x 9`2"</b>
<b>Family Room</b>	<b>Basement</b>	<b>22`10" x 12`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`5" x 11`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`4" x 8`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`7" x 6`3"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5564HA**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Nestled in the vibrant community of Thorncliffe only 10 minutes from downtown this 4 bedroom, 2 bathroom bungalow is perfectly located on a spacious lot backing onto a green space with a heated double garage and Rv parking. This inviting home offers over 1400 sqft of developed living space 2 bedrooms, 1 4 piece bathroom on the main floor with a cozy living room and a beautiful deck right off the dining area. Along the side of the house there's a second entrance that leads to the basement. A secondary suite would be subject to approval and permitting by the city/municipality. Downstairs has 2 bedrooms, a 3 piece bathroom, a large family room with a wood burning fireplace perfect for the cold winter months. This well maintained home provides excellent investment potential in a highly desirable neighborhood while also serving as a welcoming move in ready home. Whether you want close access to various different parks or pathways or a massive backyard with a firepit to host your family and friends this place has it all. A large heated tandem double garage, perfect to keep the vehicles out of the snow or you can turn it into your own workshop. It has close access to all different ages of schools, various dog parks, Egerts park, Nosehill park, Deerfoot city, grocery shopping, easy access to major roads like Deerfoot trail, Mcknight Boulevard. This home combines privacy, convenience, and great amenities -Don't miss out on this great opportunity!!**

Inclusions:  
Property Listed By:

**Security cameras and system, tin shed at the back of the property  
Real Broker**

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







