



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: **Active**

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**

Lot Information

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

Lot Shape:

DOM

82

Layout

Beds: **4 (2 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

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

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

5564HA

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







