



THE
A-TEAM

**RE/MAX
FIRST**

735 TRAFFORD Drive, Calgary T2K 2T5

MLS® #: **A2205947** Area: **Thornccliffe** Listing Date: **03/28/25** List Price: **\$575,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1956**
Lot Information
 Lot Sz Ar: **5,984 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,092**
 Low Sqft:
 Ttl Sqft: **1,092**

DOM
12
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

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

Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Private,Rectangular Lot,Rolling Slope,Treed**
 Park Feat: **Off Street**

Utilities and Features

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

Construction: **Vinyl Siding**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,ENERGY STAR Qualified Dishwasher,Refrigerator**
 Int Feat: **Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	44`7" x 32`10"
Family Room	Lower	79`9" x 36`5"
Bedroom	Main	44`7" x 27`11"
Bedroom	Lower	36`5" x 34`5"
Kitchen	Main	39`8" x 27`11"

Room	Level	Dimensions
Dining Room	Main	26`7" x 34`5"
Bedroom	Main	26`3" x 36`5"
Bedroom - Primary	Main	44`7" x 32`10"
4pc Bathroom	Basement	27`7" x 29`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6455GS

Zoning:
R-CG

Remarks

Pub Rmks:

Solid Thorncliffe Bungalow - Prime Location Ready for its Next Chapter! Presenting a fantastic opportunity in desirable Thorncliffe with this well-maintained 1,100 sq. ft. bungalow on a generous, sloping lot. You just dont get lots like this anymore!! This property holds tremendous appeal for first-time buyers eager to personalize their space, savvy investors, and those ready to undertake a rewarding project. Inside, you'll find a bright main floor featuring comfortable living and dining areas, a functional kitchen, three bedrooms, and a full bathroom. The finished basement expands the living space with a spacious family room, an additional bedroom, and a large bathroom - offering immediate usability. This level also has tons of storage space. Situated in a sought-after location, this home boasts easy transit access to downtown Calgary, swift connections to the airport and all major highways, and is conveniently close to Egerts Park, excellent schools, and diverse shopping. This is a great opportunity for a new owner to truly make it their own in a wonderful community. Priced strategically for a swift and successful sale! Book your showing today.

Inclusions:
Property Listed By:

NA
Real Estate Professionals Inc.

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







