

\$575,000 - 735 Trafford Drive Nw, Calgary

MLS® #A2205947

\$575,000

4 Bedroom, 2.00 Bathroom, 1,092 sqft
Residential on 0.14 Acres

Thornccliffe, Calgary, Alberta

Solid Thornccliffe Bungalow â€” Prime Location
Ready for its Next Chapter!

Presenting a fantastic opportunity in desirable
Thornccliffe 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 â€”
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.

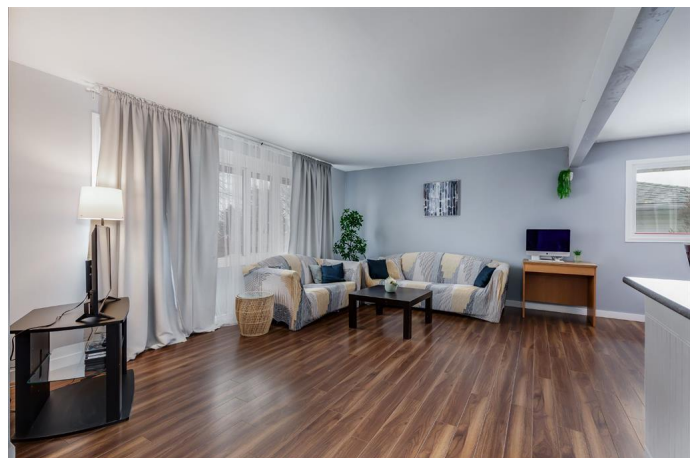
Priced strategically for a swift and successful
sale! Book your showing today.

Built in 1956

Essential Information

MLS® #

A2205947



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|----------------|-------------|
| Price | \$575,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,092 |
| Acres | 0.14 |
| Year Built | 1956 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 735 Trafford Drive Nw |
| Subdivision | Thorncliffe |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2K 2T5 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|--|
| Interior Features | Separate Entrance |
| Appliances | Electric Stove, Refrigerator, ENERGY STAR Qualified Dishwasher |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance |
| Lot Description | Back Lane, Back Yard, Landscaped, Private, Rectangular Lot, Treed, Rolling Slope |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 9 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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