

\$550,000 - 1135 Trafford Drive Nw, Calgary

MLS® #A2130415

\$550,000

3 Bedroom, 2.00 Bathroom, 1,031 sqft

Residential on 0.14 Acres

Thorncliffe, Calgary, Alberta

OPEN HOUSE THIS SATURDAY (MAY 18th) FROM 1:00-4:00PM. Attention investors and first-time home buyers! Here's an incredible opportunity awaiting you in the prime location of Thorncliffe's sought-after community. Step into this welcoming property and be greeted by a spacious foyer area adorned with a custom masonry accent wall, setting a tone of elegance and functionality from the moment you arrive. Throughout the main level, you will find hardwood floors thatâ€™s beautifully complemented by fresh paint, creating an inviting atmosphere. Be sure to admire the exquisite trim work and high-end wood windows that adorn every corner, adding character and style to the space. This charming property features 3 bedrooms, with the flexibility to easily convert the upstairs primary room back into a third bedroom, offering versatility to suit your needs. The main bathroom has been fully remodelled featuring a new shower/tub, vanity, toilet, and exquisite tiling. Newer appliances and lighting fixtures have been thoughtfully integrated into the space, blending functionality with contemporary design. A standout feature of this property is its separate entrance leading to the basement, offering endless possibilities for future development, making it ideal for savvy investors or homeowners seeking additional income potential. Parking will never be a concern with the abundance of space available. The home boasts a paved driveway leading to an oversized double garage



(24x20). Additionally, discover another double-parking pad nestled in the backyard, easily accessible via the back lane, ensuring convenience and ease of access. Lastly, bask in the sunshine with the SOUTHWEST facing backyard and spacious deck, perfect for outdoor gatherings and enjoying leisurely moments in the fresh air. Situated on a desirable and quiet street, this home is conveniently located near amenities, transportation, and Colonel Sanders Elementary School, just a quick 5-minute walk away. Don't miss out on your chance to seize this incredible opportunity.

Built in 1956

Essential Information

MLS® #	A2130415
Price	\$550,000
Sold Price	\$615,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,031
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1135 Trafford Drive Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2T9

Amenities

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Driveway, Paved

Interior

Interior Features	No Smoking Home, Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 21st, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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