

# \$575,000 - 6324 Travois Crescent Nw, Calgary

MLS® #A2134659

**\$575,000**

5 Bedroom, 2.00 Bathroom, 1,025 sqft

Residential on 0.13 Acres

Thornccliffe, Calgary, Alberta

The home you have been looking for!! This 3 Bedroom, 2 bath home is perfect for the growing family or savvy investor. The main floor boasts a huge living room, large kitchen and dining space, three good sized bedrooms and a full bathroom. The basement has a full bathroom and is laid out for two large bedrooms and a living space. Just needs your finishing touches to make it the perfect space. The fully separate entrance at the side of the home allows multiple options for the basement space. The oversized heated garage is currently set up as a single parking space with a large workshop. It could easily be made back into a large double. The back yard is completed with a concrete patio and large play area. Recent upgrades include newer roof, sump pump system, weeping tile, garage heater, most windows replaced (including oversized basement bedroom windows) and newer kitchen appliances. This property is located within walking distance to public and Catholic elementary schools, high schools, recreation center, parks and shopping. Don't miss your chance to view this amazing property.

Built in 1962

## Essential Information

MLS® # A2134659

Price \$575,000



|                |             |
|----------------|-------------|
| Sold Price     | \$591,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,025       |
| Acres          | 0.13        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 6324 Travois Crescent Nw |
| Subdivision | Thorncliffe              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2K 3S7                  |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                               |
| Parking        | Garage Faces Rear, Heated Garage, Off Street, Oversized, Single Garage Detached |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Storage, Sump Pump(s)                |
| Appliances        | Dishwasher, Electric Oven, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                              |
| Cooling           | None                                                                    |
| Has Basement      | Yes                                                                     |
| Basement          | Full, Partially Finished                                                |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                      |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Private |
| Roof              | Asphalt Shingle                                                                     |

|              |                                  |
|--------------|----------------------------------|
| Construction | Stucco, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2024 |
| Date Sold      | June 3rd, 2024 |
| Days on Market | 11             |
| Zoning         | R-C1           |
| HOA Fees       | 0.00           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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