

\$585,000 - 504 Trafford Drive Nw, Calgary

MLS® #A2161158

\$585,000

4 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.19 Acres

Thorncliffe, Calgary, Alberta

Welcome to the sought-after community of Thorncliffe, perfect for a young and growing family. This well-maintained bungalow has a lot to offer with several upgrades over the years. The front entry includes a phantom screen door which leads to an inviting bright Living Room. The separate Dining Room features new lighting and patio doors opening onto a new deck with a gas BBQ outlet making it great for entertaining! This nicely equipped Kitchen has plenty of cabinet space, with a newer countertop, stainless steel fridge, and dishwasher. The main level has been freshly painted throughout and boasts the original hardwood floors with tile flooring in the Dining Room and Kitchen. The 3 Bedrooms are a good size with newer vinyl windows as well as a completely renovated 4pc Bathroom. The main level is also wired and has plumbing for an added washer & dryer if so desired. The lower level has a completed non-conforming suite with a Family/Rec Room, a large Bedroom, a Den, 4pc Bathroom, and a Laundry/Utility Room that includes a newer washer & dryer as well as a new water softener and a Tankless Hot Water System. This home is located on an oversized corner lot backing onto greenspace as well as a walking and biking path. Complete with a firepit, new fence, 2 new outside frost-free wall faucets, a newer double driveway made of rubber, and an asphalt Roof that is approx. 7 yrs old. What a great location with tons of amenities. A quick commute to Downtown,



close to shopping, public transit, Community Centre, Aquatic & Rec Centre, Child care, and multiple Schools all within walking distance.
Call to View and make this your Home!

Built in 1956

Essential Information

MLS® #	A2161158
Price	\$585,000
Sold Price	\$602,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,096
Acres	0.19
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	504 Trafford Drive Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2T3

Amenities

Parking Spaces	4
Parking	Front Drive, On Street, Other, Oversized, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Backs on to Park/Green Space, Corner Lot, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 14th, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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