

\$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.

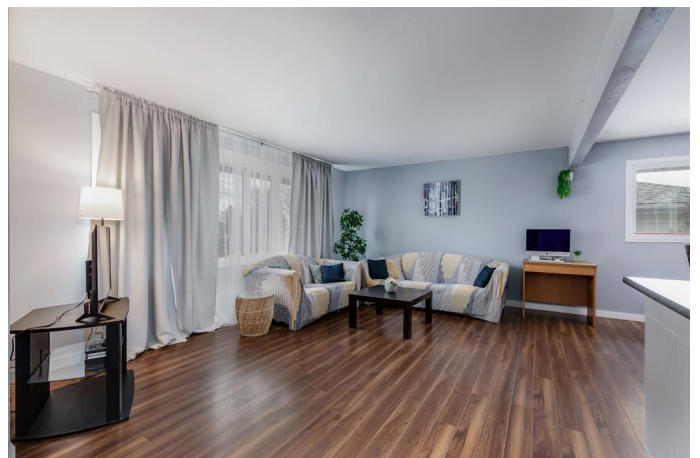
Priced strategically for a swift and successful
sale! Book your showing today.

Built in 1956

Essential Information

MLS® #

A2205947



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 5
Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.