

# \$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.

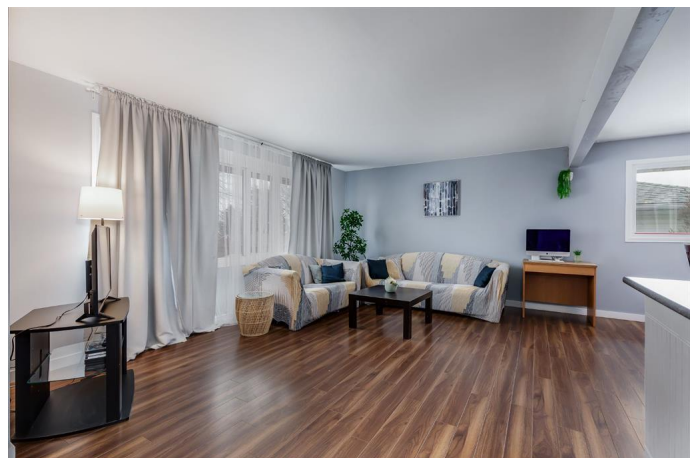
Situated in a sought-after location, this home  
boasts easy transit access to downtown  
Calgary, swift connections to the airport and all  
major highways, and is conveniently close to  
Egerts Park, excellent schools, and diverse  
shopping. This is a great opportunity for a new  
owner to truly make 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      7

Zoning                R-CG

## **Listing Details**

Listing Office        Real Estate Professionals Inc.

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