

# \$669,900 - 1140 Trafford Drive Nw, Calgary

MLS® #A2244240

**\$669,900**

3 Bedroom, 2.00 Bathroom, 1,368 sqft

Single Family on 0.16 Acres

Thornccliffe, Calgary, Alberta

73 FT wide by 100Ft deep lot on Trafford Drive NW with alleys on two sides. Quiet street that is actually a large crescent. Flat site that could be developed for multiple uses. Many new builds on large lots throughout the neighborhood. All levels of schools in Thornccliffe and surrounding areas. Quick access to all amenities and downtown. How about remodeling the existing 1368 sq ft bungalow? A quality addition was added to expand the existing primary bedroom plus add a 3 pc ensuite bath. A large family room was also added with a fireplace and patio doors to the back deck and beautiful yard. The kitchen was remodelled in 2008. Additional upgrades include 2006 hardwood was refinished, shingles 8 years ago, main bath in 2017 and furnace and hotwater tank in 2017. There is also an 18ft by 24 ft double front drive attached garage with a paved driveway. Landscaping and back yard flowerbeds have been kept up providing a very private area. This could be the one! Call your Realtor for viewing. (id:6289)

Built in 1957

## Essential Information

Listing #	A2244240
Price	\$669,900
Bedrooms	3
Bathrooms	2.00



Square Footage	1,368
Acres	0.16
Year Built	1957
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	1140 Trafford Drive Nw
Subdivision	Thorncliffe
City	Calgary
Province	Alberta
Postal Code	T2K2T8

### Amenities

Amenities	Park, Schools, Shopping
Features	Back lane, PVC window
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Dishwasher, Stove, Microwave, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Royal LePage Blue Sky
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