

# \$499,000 - 5908 Trelle Drive Ne, Calgary

MLS® #A2249479

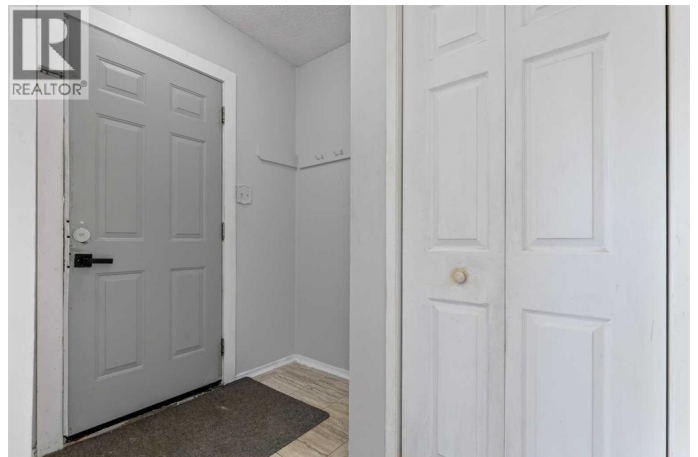
**\$499,000**

6 Bedroom, 2.00 Bathroom, 1,000 sqft  
Single Family on 0.08 Acres

Thornccliffe, Calgary, Alberta

RENOVATED HALF DUPLEX | ZERO  
CONDO FEE | 6 BEDS | 2 FULL BATH |  
SEPERATE ENTRANCE | BASEMENT  
KITCHEN | GREAT RENTAL INCOME.

Welcome to 5908 Trelle Drive NE, a charming and versatile bungalow nestled in the established community of Thornccliffe. This well-maintained half-duplex offers 6 bedrooms, 2 bathrooms making it an ideal choice for first-time buyers, growing families, or investors seeking rental potential. This property offers excellent income, renovated basement and a new driveway. Step inside to discover a bright and welcoming main floor featuring an open-concept living and dining area, filled with natural light from large front windows. The kitchen is thoughtfully designed with modern cabinetry, ample counter space. Three comfortable bedrooms and a full bathroom complete the main level, with a washer separately which is very convenient for your family usage. The fully developed basement offers even more living space, with a separate entrance that opens up exciting possibilities. Basement Level: Fully finished with 3 separate rooms, shared bathroom, and a kitchenette . Renovated in 2022. Thereâ€™s also generous storage and laundry space, making the lower level as functional as it is flexible. Outside, enjoy a covered deck and a fenced backyard, ideal for pet owners or anyone who values privacy and nature. Plenty of off-street parking, Newly built concrete driveway (2024) fits 2 vehicles comfortably and a lot size of



over 3,300 square feet, this property offers exceptional value in a quiet, family-friendly neighborhood. Located just steps from Centre Street, public transit, schools, and shopping, 5908 Trelle Drive NE combines convenience with comfort. Rental Income: Basement currently generates approximately \$1,800 - \$2,100/month. Main floor rooms bring additional income. This duplex combines steady cash flow with future potential. Whether you're looking to move in, rent out, or renovate, this property is packed with potential. Donâ€™t miss your chance to own a piece of Thorncliffeâ€™ schedule your private showing today. (id:6289)

Built in 1967

**Essential Information**

Listing #	A2249479
Price	\$499,000
Bedrooms	6
Bathrooms	2.00
Square Footage	1,000
Acres	0.08
Year Built	1967
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	5908 Trelle Drive Ne
Subdivision	Thorncliffe
City	Calgary
Province	Alberta
Postal Code	T2K3V4

**Amenities**

Amenities	Schools, Shopping
Features	No Smoking Home

Parking Spaces	2
Parking	Other

### Interior

Appliances	Washer, Refrigerator, Stove, Microwave, Hood Fan
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

### Exterior

Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	CIR Realty
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