



## 328 Trafford Drive Calgary Alberta

\$599,900

Nestled in the vibrant community of Thorncliffe only 10 minutes from downtown this 4 bedroom, 2 bathroom bungalow is perfectly located on a spacious lot backing onto a green space with a heated double garage and Rv parking. This inviting home offers over 1400 sqft of developed living space 2 bedrooms, 1 4 piece bathroom on the main floor with a cozy living room and a beautiful deck right off the dining area. Downstairs has 2 bedrooms, a 3 piece bathroom, a large family room with a wood burning fireplace perfect for the cold winter months. This well maintained home provides excellent investment potential in a highly desirable neighborhood while also serving as a welcoming move in ready home. Whether you want close access to various different parks or pathways or a massive backyard with a firepit to host your family and friends this place has it all. A large heated tandem double garage, perfect to keep the vehicles out of the snow or you can turn it into your own workshop. It has close access to all different ages of schools, various dog parks, Egerts park, Nosehill park, Deerfoot city, grocery shopping, easy access to major roads like Deerfoot trail, Mcknight Boulevard. This home combines privacy, convenience, and great amenities -Don't miss out on this great opportunity!! (id:6769)

Family room 22.83 Ft x 12.33 Ft  
 Laundry room 14.17 Ft x 10.58 Ft  
 Bedroom 11.33 Ft x 8.83 Ft  
 Bedroom 11.42 Ft x 8.83 Ft  
 3pc Bathroom 7.00 Ft x 6.25 Ft  
 Kitchen 9.42 Ft x 8.67 Ft

Dining room 9.75 Ft x 9.17 Ft  
 Living room 19.17 Ft x 11.92 Ft  
 Primary Bedroom 11.42 Ft x 11.08 Ft  
 Bedroom 11.42 Ft x 10.67 Ft  
 4pc Bathroom 7.58 Ft x 6.25 Ft

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
 (CENTRAL)**

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