



# 16 Trafford Place Calgary Alberta

\$749,000

OPEN HOUSE THIS SUNDAY 2-4! Attention investors, contractors and developers! Here's an incredible opportunity awaiting you in the prime location of Thorncliffe's sought-after community. Options are limitless with this property! Welcome to this beautiful bungalow sitting on a massive lot that is OVER 7300 SQ FT LOT! This bungalow has almost 2000 sq ft of living space with a huge detached garage AND RV parking pad! Situated on a quiet street, this home is in close proximity to major accesses and amenities. It is only a short 10-minute drive from downtown as well. The home sits safely away from heavily trafficked areas and is very quiet. Situated on a desirable and quiet street, this home is conveniently located near amenities, transportation, and Colonel Sanders Elementary School, just a quick 5-minute walk away. Don't miss out on your chance to seize this incredible opportunity. (id:6769)

3pc Bathroom 4.92 Ft x 8.75 Ft

Bedroom 12.67 Ft x 11.83 Ft

Laundry room 12.50 Ft x 17.33 Ft

Recreational, Games room 22.75 Ft x 23.92 Ft

Storage 5.42 Ft x 4.17 Ft

Other 13.42 Ft x 4.58 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Bedroom 9.25 Ft x 10.67 Ft

Dining room 8.08 Ft x 12.25 Ft

Kitchen 14.08 Ft x 9.58 Ft

Living room 15.17 Ft x 12.58 Ft

Primary Bedroom 17.58 Ft x 8.92 Ft

Other 9.25 Ft x 7.17 Ft

Listing Presented By:



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CIR Realty

<http://www.paulbrennand.com/>



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