



335 Trafford Drive Calgary Alberta

\$649,000

Inner-City Gem in Thorncliffe - Live Up, Rent Down, or Invest! This well-located bungalow sits on a large 62' x 105' R-CG lot in the central NW community of Thorncliffe. It's perfect for investors, large families, or anyone looking for a great rental property with future development potential. The main floor offers 4 bedrooms, 1 full bathroom, and a bright, functional kitchen with 1,091 sq ft of living space. The fully developed basement has a separate entrance, 2 more bedrooms, a second kitchen, full bathroom, and approx. 1000 sq ft--great for rental income or extended family living. That's a total of 6 bedrooms, 2 bathrooms, and 2 kitchens--plus plenty of storage and parking! The oversized single detached garage also comes with a large side storage room. Enjoy a spacious lot--perfect for kids, pets, or gardening. Just 10 minutes to downtown, with easy access to major roads, transit, shopping, schools, and beautiful Nose Hill Park. Whether you're living in, renting out, or planning your next development, this property checks all the boxes. Book your showing today--opportunities like this don't last long! (id:6769)

Recreational, Games room 30.92 Ft x 10.67 Ft

Kitchen 10.92 Ft x 10.50 Ft

Bedroom 11.50 Ft x 8.92 Ft

Bedroom 11.50 Ft x 8.83 Ft

3pc Bathroom 8.00 Ft x 6.17 Ft

Furnace 12.75 Ft x 5.50 Ft

Living room 21.17 Ft x 12.00 Ft

Kitchen 15.75 Ft x 11.50 Ft

4pc Bathroom 9.33 Ft x 5.00 Ft

Primary Bedroom 10.83 Ft x 10.17 Ft

Bedroom 10.17 Ft x 9.33 Ft

Bedroom 10.17 Ft x 9.17 Ft

Bedroom 10.67 Ft x 9.25 Ft

Listing Presented By:



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