



## 24 Trafford Place Calgary Alberta

\$799,000

TWO BUNGALOWS FOR SALE SIDE BY SIDE! BOTH WITH HUGE LOTS! 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 6800 SQ FT LOT! This perfectly located Bungalow is move in ready. Pride of ownership is obvious. Once inside you will notice the original Hardwood Floor throughout the main level that is in really good condition. All windows have been updated. The lower level is FULLY FINISHED with a spacious family room and GAS FIREPLACE in the corner. The bonus to this home is the LARGE TANDEM GARAGE that is heated with 240 volt and 2 overhead doors on each end of the garage. The backyard has a covered deck with gorgeous trees. Call your favourite realtor for a showing today!  
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3pc Bathroom 5.75 Ft x 6.25 Ft

Bedroom 12.33 Ft x 11.67 Ft

Laundry room 10.75 Ft x 15.00 Ft

Recreational, Games room 15.42 Ft x 24.08 Ft

Furnace 11.17 Ft x 8.25 Ft

4pc Bathroom 10.33 Ft x 4.75 Ft

Bedroom 10.83 Ft x 8.42 Ft

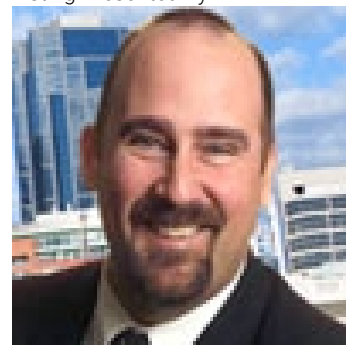
Kitchen 10.33 Ft x 15.00 Ft

Living room 12.25 Ft x 17.42 Ft

Office 10.83 Ft x 7.92 Ft

Primary Bedroom 10.33 Ft x 12.25 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

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

**RE/MAX Realty Professionals**

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