

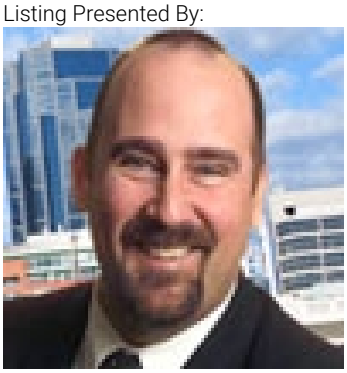
6013 Trollinger Street Calgary Alberta

$435,680

Charming 1 1/2 -Storey Home with Exceptional Outdoor Living in ThorncliffeDiscover the charm of this inviting 1 1/2 -storey semi-detached home in the established community of Thorncliffe. Offering approximately 1,138 sq. ft. of above-grade living space this character-filled property features beautiful hardwood flooring, a spacious kitchen, flexible living areas and a wonderful west-facing backyard designed for outdoor enjoyment that backs onto green space and a play ground.The main floor welcomes you with a bright, comfortable living room featuring rich hardwood floors, a corner gas fireplace with a striking white mantel and built-in display shelving. A large front window brings in natural light, creating a warm and inviting space to relax or entertain.The adjoining kitchen offers extensive dark wood cabinetry, generous counter space, stainless steel appliances, a tiled backsplash and a substantial central island. With plenty of storage and practical workspace, it's a kitchen designed for everyday convenience.Also on the main level is a versatile room currently enjoyed as a dining area, which can alternatively serve as a main-floor bedroom or home office, depending on your needs. This flexibility adds tremendous value to the home's functional layout and the TV is included.Upstairs, two comfortable bedrooms feature attractive parquet flooring, distinctive sloped ceilings and windows overlooking the surrounding mature trees. An updated bathroom with tiled flooring and a glass-enclosed shower completes the upper level.The full basement offers additional usable space for storage, hobbies, exercise or a workshop, with painted floors and room to organize your belongings. Small office area is already built.Step outside and discover one of this property's standout features. The west-facing backyard offers an expansive interlocking-brick patio, raised garden beds, mature tr...

Bedroom 11.67 Ft x 10.00 Ft
Primary Bedroom 13.42 Ft x 11.58 Ft
3pc Bathroom 7.00 Ft x 6.00 Ft
Living room 17.83 Ft x 10.83 Ft
Bedroom 16.00 Ft x 10.83 Ft
Other 8.00 Ft x 8.00 Ft
4pc Bathroom 6.00 Ft x 6.00 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca