

**335 Trafford Drive NW**  
**Calgary, Alberta**

**MLS # A2210003**



**\$649,000**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Thornccliffe                      |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | Bungalow                          |               |                   |
| <b>Size:</b>     | 1,091 sq.ft.                      | <b>Age:</b>   | 1956 (69 yrs old) |
| <b>Beds:</b>     | 6                                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached            |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Reverse Pie Shaped Lot |               |                   |

|                    |                                  |                   |      |
|--------------------|----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Laminate, Linoleum     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Separate Entrance, Vinyl Windows |                   |      |

**Inclusions:** Electric Range, Range Hood, Refrigerator, and Dining Carbinet in the basement

Inner-City Gem in Thornccliffe &ndash; 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 Thornccliffe. 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&mdash;great for rental income or extended family living. That's a total of 6 bedrooms, 2 bathrooms, and 2 kitchens&mdash;plus plenty of storage and parking! The oversized single detached garage also comes with a large side storage room. Enjoy a spacious lot&mdash;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&mdash;opportunities like this don't last long!