



GRASSROOTS
REALTY GROUP

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5908 Trelle Drive NE
Calgary, Alberta

MLS # A2247437



\$529,000

| | | | |
|------------------|---------------------------------|---------------|-------------------|
| Division: | Thorncliffe | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 1,000 sq.ft. | Age: | 1967 (58 yrs old) |
| Beds: | 6 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: Basement: Range Hood, Refrigerator, Microwave, Washer, Dryer

Welcome to 5908 Trelle Drive NE, a charming and versatile bungalow nestled in the established community of Thorncliffe. This well-maintained half-duplex offers 6 bedrooms, 2 bathrooms making it an ideal choice for first-time buyers, growing families, or investors seeking rental potential. Step inside to discover a bright and welcoming main floor featuring an open-concept living and dining area, filled with natural light from large front windows. The kitchen is thoughtfully designed with modern cabinetry, ample counter space. Three comfortable bedrooms and a full bathroom complete the main level, with a washer separately which is very convenient for your family usage. The fully developed basement offers even more living space, with a separate entrance that opens up exciting possibilities. Downstairs, you'll find three additional bedrooms, a second full bathroom, a spacious recreation room, perfect for entertaining or accommodating extended family. There's also generous storage and laundry space, making the lower level as functional as it is flexible. Outside, enjoy a covered deck and a fenced backyard, ideal for pet owners or anyone who values privacy and nature. Plenty of off-street parking, parking pad and a lot size of over 3,300 square feet, this property offers exceptional value in a quiet, family-friendly neighborhood. Located just steps from Centre Street, public transit, schools, and shopping, 5908 Trelle Drive NE combines convenience with comfort. Whether you're looking to move in, rent out, or renovate, this property is packed with potential. Don't miss your chance to own a piece of Thorncliffe—schedule your private showing today.