



**GRASSROOTS**  
REALTY GROUP

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**5908 Trelle Drive NE**  
**Calgary, Alberta**

**MLS # A2249479**



**\$499,000**

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

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

**Inclusions:** Basement: Range Hood, Refridgerator, Microwave, Washer, Dryer, all security camera included

**RENOVATED HALF DUPLEX | ZERO CONDO FEE | 6 BEDS | 2 FULL BATH | SEPERATE ENTRANCE | BASEMENT KITCHEN | GREAT RENTAL INCOME.** 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. This property offers excellent income, renovated basement and a new driveway. 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. Basement Level: Fully finished with 3 separate rooms, shared bathroom, and a kitchenette . Renovated in 2022. 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, Newly built concrete driveway (2024) fits 2 vehicles comfortably 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. Rental Income: Basement currently generates approximately \$1,800 - \$2,100/month. Main floor rooms bring additional income. This duplex combines steady cash

flow with future potential. 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.