



**GRASSROOTS**  
REALTY GROUP

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**5628 trelle Drive NE**  
**Calgary, Alberta**

**MLS # A2256326**



**\$429,900**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<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>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** Storage Shed in the Yard

Welcome to this beautiful, freshly painted, and upgraded duplex in the heart of Thorncliffe, Northeast Calgary! This home truly shows pride of ownership and is ready for you to move in. The community is very well connected with everything you need close by. You are only minutes from schools, parks, shopping, and the Thorncliffe Greenview Community Centre&mdash;just an 8-minute walk! Getting around the city is easy too with quick access to Deerfoot Trail and McKnight Boulevard. Plus, the Calgary International Airport is only a 9-minute drive. Step inside and you&rsquo;ll love the bright and open living area with a large window that fills the space with natural light. The kitchen is nicely upgraded with a chimney hood fan, built-in oven, dishwasher, refrigerator, pantry, and lots of windows that bring in sunlight all day. Upstairs, you will find three spacious bedrooms, each with big windows, and a full bathroom. The basement is partially finished, giving you space to create a rec room, office, or extra living area&mdash;whatever you imagine! Many updates have already been done for you: Washer & dryer (2021) Water softener (2020) Windows & doors replaced (2010) Furnace (2009) Water heater (2025) Roof (2014) This home is a great choice for first-time buyers, families, or investors. With its location and layout, it also works well for an Airbnb or rental property. This lovely home offers comfort, convenience, and value in a friendly community&mdash;don&rsquo;t miss your chance to make it yours!