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5930&5932 Trollinger Street NE Calgary, Alberta

MLS # A2263828



\$849,000

Division:	Thorncliffe					
Type:	Residential/Duplex					
Style:	Attached-Side by Side, Bungalow					
Size:	1,171 sq.ft.	Age:	1969 (56 yrs old)	_		
Beds:	9	Baths:	3			
Garage:	Concrete Driveway, Off Street					
Lot Size:	0.16 Acre					
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Landscaped, Leve					

Floors: Hardwood, Linoleum Sewer: - Roof: Tar/Gravel Condo Fee: - Basement: Full, Partially Finished LLD: - Exterior: Wood Frame R-CG	Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Basement: Full, Partially Finished LLD: -	Floors:	Hardwood, Linoleum	Sewer:	-
	Roof:	Tar/Gravel	Condo Fee:	-
Exterior: Wood Frame Zoning: R-CG	Basement:	Full, Partially Finished	LLD:	-
Zaming. Roo	Exterior:	Wood Frame	Zoning:	R-CG
Foundation: Poured Concrete Utilities: -	Foundation:	Poured Concrete	Utilities:	-

Features: **Laminate Counters**

Inclusions:

N/A

Full Side by Side Duplex, both 5930 & 5932 are under one title. Note dimensions, room sizes stated are for each side. The lot size is. 61.48x114.01. Fantastic location just off Centre Street in Thorncliffe, a block to the community Centre! Backs onto a large privately owned open field. Terrific opportunity. Both sides have lower level walk out entrances at the front, plus side entrances. Both sides have development down, could be turned into a four plex. Separate electric meters, newer furnace in each unit. Lower level of 5930 is almost completely developed with a four piece bathroom, needs renovations. 32 year tenant just moved out of 5930. Terrific tenant for 35 years in 5932, plus is in nice condition. 5932 has two rooms developed down, RI plumbing, and lots of storage. Currently both sides are under one title. Both sides have a concrete balcony with access off the dining areas.