



GRASSROOTS
REALTY GROUP

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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, Level		

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

Inclusions: N/A

Full Side by Side Duplex, both 5930 & 5932 are under one title, one Linc number. Note dimensions, room sizes separately stated are for each side. Each side main floor square footage is 1170.6 sq.ft. 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.