



**6316 Travois Crescent NE  
Calgary, Alberta**

**MLS # A2284391**



**\$719,900**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,037 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Standard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	N/A		

**FULLY RENOVATED BUNGALOW | BRAND NEW TRIPLE GARAGE | ILLEGAL BASEMENT SUITE** Welcome to this stunning, move-in-ready bungalow offering modern design and exceptional functionality. Step inside to a custom entry bench with built-in cabinetry, setting the tone for the thoughtful upgrades throughout. The bright living room features a show-stopping entertainment center with a 72&rdquo; electric fireplace, while a striking wood beam beautifully separates the living space from the kitchen. The chef-inspired kitchen is equipped with built-in microwave and oven, sleek finishes, and ample storage. The main floor offers 3 bedrooms and 2 full bathrooms, including a private ensuite. Downstairs, you&rsquo;ll find an illegal 3-bedroom suite with separate entrance, perfect for extended family or added flexibility. The backyard is the true highlight, boasting a brand new triple garage&mdash;ideal for car enthusiasts, storage, or a workshop. Additional peace of mind comes with brand new plumbing throughout the entire home. A rare opportunity to own a fully renovated home with a triple garage in this sought-after location&mdash;don&rsquo;t miss it.