



**24 Trafford Place NW
Calgary, Alberta**

MLS # A2149697

\$769,000



Division:	Thornccliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	967 sq.ft.	Age:	1956 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Tandem		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Storage Shed

TWO BUNGALOWS FOR SALE SIDE BY SIDE! BOTH WITH HUGE LOTS! Attention investors, contractors and developers! Here's an incredible opportunity awaiting you in the prime location of Thornccliffe's sought-after community. Options are limitless with this property! Welcome to this beautiful bungalow sitting on a massive lot that is OVER 6800 SQ FT LOT! This perfectly located Bungalow is move in ready. Pride of ownership is obvious. Once inside you will notice the original Hardwood Floor throughout the main level that is in really good condition. All windows have been updated. The lower level is FULLY FINISHED with a spacious family room and GAS FIREPLACE in the corner. The basement is already wired up and prepped for a full kitchen! The electrical upgrades in this property are endless! The bonus to this home is the LARGE TANDEM GARAGE that is heated with 240 volt and 2 overhead doors on each end of the garage. The backyard has a covered deck with gorgeous trees. Call your favourite realtor for a showing today!