



**16 Trafford Place NW
Calgary, Alberta**

MLS # A2150087



\$749,000

Division:	Thornccliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	1956 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Natural Woodwork, Open Floorplan, Storage		

Inclusions: N/A

OPEN HOUSE THIS SUNDAY 2-4! 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 7300 SQ FT LOT! This bungalow has almost 2000 sq ft of living space with a huge detached garage AND RV parking pad! Situated on a quiet street, this home is in close proximity to major accesses and amenities. It is only a short 10-minute drive from downtown as well. The home sits safely away from heavily trafficked areas and is very quiet. Situated on a desirable and quiet street, this home is conveniently located near amenities, transportation, and Colonel Sanders Elementary School, just a quick 5-minute walk away. Don't miss out on your chance to seize this incredible opportunity.