

## 1140 Trafford Drive NW Calgary, Alberta

**MLS # A2244240**



**\$669,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Thorncliffe   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,368 sq.ft.  | <b>Age:</b>   | 1957 (68 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.16 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Many Trees, Private, Rectangular Lot, S |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Vinyl                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Vaulted Ceiling(s), Vinyl Windows |                   |      |

**Inclusions:** none

73 FT wide by 100Ft deep lot on Trafford Drive NW with alleys on two sides. Quiet street that is actually a large crescent. Flat site that could be developed for multiple uses. Many new builds on large lots throughout the neighborhood. All levels of schools in Thorncliffe and surrounding areas. Quick access to all amenities and downtown. How about remodeling the existing 1368 sq ft bungalow? A quality addition was added to expand the existing primary bedroom plus add a 3 pc ensuite bath. A large family room was also added with a fireplace and patio doors to the back deck and beautiful yard. The kitchen was remodelled in 2008. Additional upgrades include 2006 hardwood was refinished, shingles 8 years ago, main bath in 2017 and furnace and hotwater tank in 2017. There is also an 18ft by 24 ft double front drive attached garage with a paved driveway. Landscaping and back yard flowerbeds have been kept up providing a very private area. This could be the one! Call your Realtor for viewing.