

# \$649,000 - 335 Trafford Drive Nw, Calgary

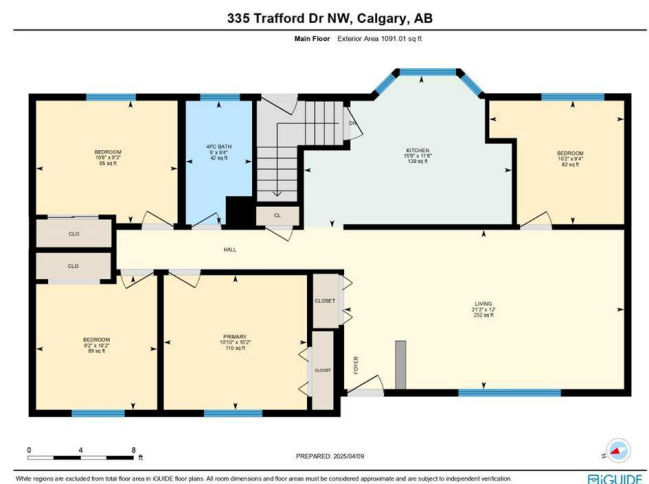
MLS® #A2210003

**\$649,000**

6 Bedroom, 2.00 Bathroom, 1,091 sqft  
Residential on 0.14 Acres

Thornccliffe, Calgary, Alberta

Inner-City Gem in Thornccliffe â€“ Live Up, Rent Down, or Invest! This well-located bungalow sits on a large 62â€™<sup>TM</sup> x 105â€™<sup>TM</sup> R-CG lot in the central NW community of Thornccliffe. Itâ€™<sup>TM</sup>s perfect for investors, large families, or anyone looking for a great rental property with future development potential. The main floor offers 4 bedrooms, 1 full bathroom, and a bright, functional kitchen with 1,091 sq ft of living space. The fully developed basement has a separate entrance, 2 more bedrooms, a second kitchen, full bathroom, and approx. 1000 sq ftâ€™“great for rental income or extended family living. Thatâ€™<sup>TM</sup>s a total of 6 bedrooms, 2 bathrooms, and 2 kitchensâ€™“plus plenty of storage and parking! The oversized single detached garage also comes with a large side storage room. Enjoy a spacious lotâ€™“perfect for kids, pets, or gardening. Just 10 minutes to downtown, with easy access to major roads, transit, shopping, schools, and beautiful Nose Hill Park. Whether you're living in, renting out, or planning your next development, this property checks all the boxes. Book your showing todayâ€™“opportunities like this donâ€™<sup>TM</sup>t last long!



Built in 1956

## Essential Information

MLS® #	A2210003
Price	\$649,000

Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	335 Trafford Drive Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2T1

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	10
Zoning	R-CG

### **Listing Details**

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.