

# \$669,900 - 1140 Trafford Drive Nw, Calgary

MLS® #A2244240

**\$669,900**

3 Bedroom, 2.00 Bathroom, 1,368 sqft

Residential on 0.16 Acres

Thornccliffe, Calgary, Alberta

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 Thornccliffe 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.

Built in 1957

## Essential Information

MLS® #	A2244240
Price	\$669,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,368
Acres	0.16
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1140 Trafford Drive Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2T8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot, Street Lighting, Many Trees
Roof	Asphalt Shingle

Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 5th, 2025
Days on Market	3
Zoning	R-CG

**Listing Details**

Listing Office	Royal LePage Blue Sky
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