# \$579,900 - 1132 Trafford Drive Nw, Calgary

MLS® #A2221132

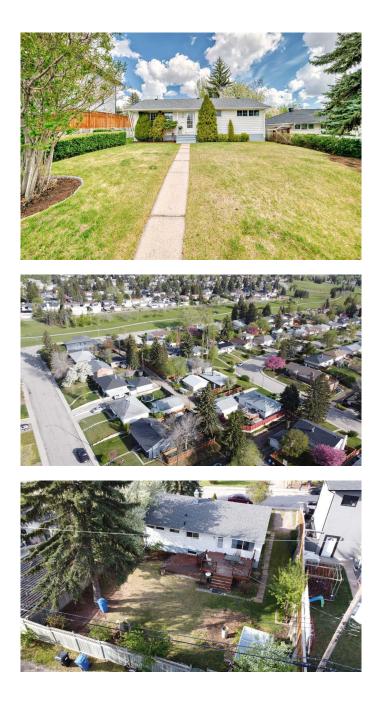
#### \$579,900

4 Bedroom, 1.00 Bathroom, 1,052 sqft Residential on 0.14 Acres

Thorncliffe, Calgary, Alberta

Have You Checked Out Thorncliffe… Lately? WOW!! Rediscover Thorncliffe, one of Calgary's most beautifully treed and underrated inner-city communities. With winding roads, gentle hills, mature tree lined streets, and scenic views, Thorncliffe offers a setting with true character! 1132 Trafford Drive NW sits right in the heart of it all. This charming 4-bedroom, 1-bath bungalow sits on a 60' x 100' R-CG lot, and is very livable as-is. Perfect for those looking to hold, rent, or enjoy the home while planning a future redevelopment. Whether you're considering a duplex, 4-plex, or your forever home, this property offers flexibility, charm, and location. There is more - it's not just about the incredible homesite â€" it's all about the location. . Why Thorncliffe? Quiet, tree-lined streets full of character and rolling topography. There are 14 SCHOOLS within 2 km, covering public, Catholic, private, preschool through Grade 9. Green spaces everywhere!. Only 1 block to Egerts Park – a spacious, dog-friendly green space with pathways connecting to Nose Hill Park. Thorncliffe Greenview Community Centre with racquet courts, bowling alley, and the non-profit "56― Pub – known for great pizza, killer prices, and a welcoming family vibe. Just minutes to Safeway, Superstore, and countless local shops and eateries. This is the new and up coming Inner city.. come and see.

Quick access to Deerfoot Trail, 14th Street



NW, and downtown in under 15 minutes. THIS IS A COMMUNITY ON THE RISE, with ACCESSIBLE PRICE POINTS and incredible long-term value. Whether you're an investor, builder, or a buyer who sees the charm in a beautiful established neighborhood, Thorncliffe delivers in spades.

Built in 1957

# **Essential Information**

MLS® #	A2221132
Price	\$579,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,052
Acres	0.14
Year Built	1957
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

# **Community Information**

Address	1132 Trafford Drive Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2T8

### Amenities

Parking Spaces	4
Parking	Driveway, Off Street

#### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

#### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Gentle Sloping, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office KIC Realty

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