

# \$679,000 - 1135 Trafford Drive Nw, Calgary

MLS® #A2191994

**\$679,000**

3 Bedroom, 2.00 Bathroom, 1,030 sqft  
Residential on 0.14 Acres

Thornccliffe, Calgary, Alberta

Prime Investment & Development Opportunity in Thornccliffe! Builders, developers, and savvy investors—this is the opportunity you've been waiting for! A 60' x 100' lot in the desirable inner-city community of Thornccliffe; fully approved with City of Calgary development permits for two detached properties, all ready for your next project! Whether you're looking to redevelop, build a multi-unit property, hold as a rental, or your first home, this property offers exceptional potential. The existing bungalow has a separate entrance leading to the basement, offering endless possibilities! The home features hardwood floors and a renovated main bathroom. The versatile floor plan features a total of three bedrooms, with the flexibility to convert the primary bedroom back into two separate rooms. Parking and accessibility are a standout feature, with a paved driveway leading to an oversized 24'™x20'™ double garage, plus an additional double-parking pad with alley access—perfect for tenants or future development needs. The southwest-facing backyard ensures maximum sunlight, adding value for future builds or rental demand. Nestled on a quiet street, this property offers unbeatable convenience with easy access to amenities, public transit, and major roadways. Just a 5-minute walk to Colonel Sanders Elementary School, it's an ideal location for families and investors alike. Enjoy the charm of this established inner-city community, known for its parks, schools, shopping, and



quick commutes to downtown. Don't miss this exceptional opportunity in one of Calgary's most well-connected neighborhoods!

Built in 1956

### Essential Information

MLS® #	A2191994
Price	\$679,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1135 Trafford Drive Nw
Subdivision	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2T9

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Oversized, Alley Access, Paved
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Natural Woodwork, Separate Entrance, Storage, Track Lighting, Wood Counters, Wood Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 5th, 2025
Days on Market	37
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.