

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

MLS® #A2221132

\$579,900

4 Bedroom, 1.00 Bathroom, 1,052 sqft

Residential on 0.14 Acres

Thornccliffe, Calgary, Alberta

Have You Checked Out Thornccliffe lately? WOW!! Rediscover Thornccliffe, one of Calgary's most beautifully treed and underrated inner-city communities. With winding roads, gentle hills, mature tree lined streets, and scenic views, Thornccliffe 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 - it's all about the location. . Why Thornccliffe? 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. Thornccliffe Greenview Community Centre with racquet courts, bowling alley, and the non-profit - 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
Type	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	1
Zoning	R-CG

Listing Details

Listing Office	KIC Realty
----------------	------------

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.