



\$ 395,000.00

304 TRAFFORD DRIVE NW CALGARY

<https://paulbrinton.com>

This Bungalow has 3 bedrooms on the main floor and 2 bed in the lower level. The Living room and dining room are spacious. Partially finished basement with separate entrance, kitchenette and roughed in bathroom. All windows on main floor were updated in 2014, the good sized deck was updated...

- 5 beds
- 1 bath
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1164241

Type: Detached

Bedrooms: 5

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-27 12:46:03

Bathrooms: 1

Bedrooms Above Grade: 3

Date added: 11/27/21

Lot size: 11087 sq ft

Year built: 1956

Parking: Double Garage Detached,
Oversized

PROPERTY FEATURES

Garage YN: Yes

Flooring: Hardwood,Linoleum

Exterior Features: Private Yard

District: CAL Zone N

Inclusions: n/a

Lot Features: Back Yard

Heating Type: Forced Air

Total Parking: 2

Community Features: Park,Schools
Nearby,Playground,Shopping Nearby

Fencing: Fenced,Partial

Cooling: Other

Interior Features: No Animal Home,No
Smoking Home

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Full, Partially Finished

Laundry features: In Basement

Levels: One

Zoning: R-C1



Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Suite: No

Frontage Metres: 4.50M 14`9"

Living Area SF: 1054.20

Structure Type: House

Restrictions: None Known

List Price Square Foot: \$ 374.69

Photo Count: 17

Construction Materials: Wood Frame

Foundation: Poured Concrete

Appliances: Electric
Stove,Refrigerator,Window Coverings

Subdivision Name: Thorncliffe

Lot Size Acres: 0.25

