

# \$699,900 - 1124 Trafford Drive Nw, Calgary

MLS® #A2210098

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,176 sqft  
Residential on 0.16 Acres

Thornccliffe, Calgary, Alberta

Located in a highly coveted corner of Thornccliffe on a quiet crescent steps to Egertâ€™s park! Welcome to 1124 Trafford Cres; this home has been thoughtfully updated and renovated with a large and functional layout featuring 3 beds up + a total of 3 full baths including primary ensuite. The kitchen features expansive work surfaces, a built-in pantry + ample cabinetry and newer appliances including gas range. Huge living area has focal picture-window capturing skyline views. The primary bedroom is large and light-filled with patio doors opening to a raised deck with privacy wall - an intimate spot to enjoy morning coffee or wind-down the day. The lower level is bright and airy with an enormous family room + a bedroom and office or gym which could easily be 4th bedroom! A 5 pc spa-like bathroom has tiled walk-in shower, separate soaking tub, and double vanity. The over-sized corner-like lot which sides perpendicular alleys provides a backyard oasis with new fence, two-tiered decks, built-in raised garden boxes and tons of level yard space to play! The double garage offers plenty of storage + additional RV/additional parking adjacent. The home has been meticulously cared for and updated with pot lighting throughout + newer attic insulation & California knock-down ceilings (both floors) + roof replacement (2015). Additional recent upgrades include new siding - home and garage (2025), windows (2020), H2O (2021),



and addition of central A/C.

The location on the south-side of the neighbourhood makes this home central to several schools including catchment for specialized elementary: CBE Charter, French Immersion @ King George, and Spanish @ St Margarets as well is walking distance to local elementary and Jr high!

Built in 1957

### **Essential Information**

MLS® #	A2210098
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,176
Acres	0.16
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1124 Trafford Drive Nw
Subdivision	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2T8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Open Floorplan, Recessed Lighting, Separate Entrance
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	Charles
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