

# \$1,445,000 - 1104 Trafford Drive Nw, Calgary

MLS® #A2220285

**\$1,445,000**

4 Bedroom, 3.00 Bathroom, 3,028 sqft

Residential on 0.17 Acres

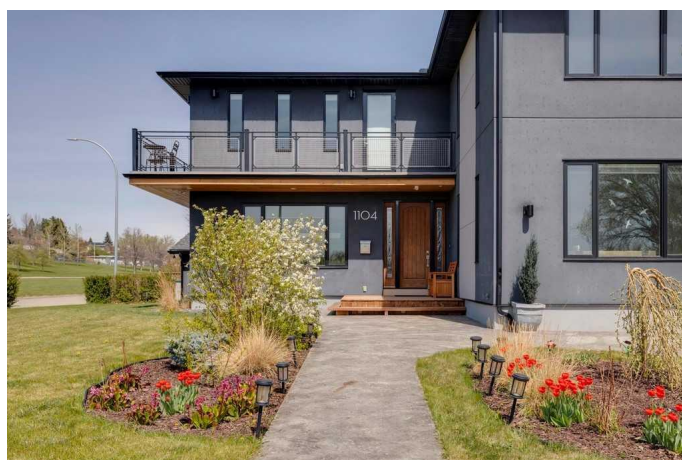
Thornccliffe, Calgary, Alberta

RARELY DOES SUCH AN AMAZING HOME COME ON THE MARKET. Spacious, open-plan two storey on a huge corner lot facing Egert's Park. There's a view from almost every room! The main floor offers a GREAT ROOM with a gas fireplace flanked by windows looking out to the park. CHEF'S DREAM KITCHEN " gas stove, centre island sink and breakfast bar seating, walk-in pantry, bar space with wine fridge next to the dining area. MAIN FLOOR DEN/OFFICE for those who work at home. FAMILY ROOM perfect for kids or teens. Upstairs you'll find a PRIMARY BEDROOM with walk-in closet, spa like 5 piece bath, and wrap around balcony. Two other bedrooms, a full bath and laundry complete this level. The basement is fully finished too with rec room, 4th bedroom and bath, gym area, and space for a future wine room. Double attached and single detached garage, Ideal for the "car guy".

Built in 1957

## Essential Information

MLS® #	A2220285
Price	\$1,445,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,028



Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	1104 Trafford Drive Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2T8

### Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Single Garage Detached
# of Garages	3

### Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Wired for Data
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer Stacked, Built-In Gas Range, Disposal, Garburator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Corner Lot, Front Yard, Landscaped, Lawn, See Remarks, Street Lighting, Views, City Lot

Roof	Asphalt Shingle
Construction	See Remarks, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	7
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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