

# \$685,000 - 6320 Tregullas Street Nw, Calgary

MLS® #A2235615

## \$685,000

4 Bedroom, 3.00 Bathroom, 953 sqft

Residential on 0.12 Acres

Thornccliffe, Calgary, Alberta

investor OPPORTUNITY KNOCKS || GREAT LOCATION . NEWER RENOVATION OF THE WHOLE HOUSE , new windows all Led lights and auto senser lights outside entrance and living room. This 4 bedrooms, three full bathrooms, home with 3 SEPARATE ENTRANCES has loads of potential; great for live up and rent down or someone looking to live and make the home their own! Highlights of this family home include a distinctive layout with a VAULTED main level & exposed beam, spacious open concept living and dining areas, large bright windows to bring in the natural light, 2 extra entrances to the lower and basement levels easy convert to legal one bedroom suit , a kitchen area in the basement easy to covert to legal suit or a wet bar, a detached garage along with 2 covered carports, a covered patio area, a large private yard with lush foliage, and loads more! Updates and renovation already completed, FURNACE (2018), and roof shingles (2013). Convenience is all around with schools, shopping, parks, restaurants, local amenities, and transit only steps away. The Thornccliffe community is unique with quick access to Nose Hill/Egerts Park, Deerfoot City, The Rec Room, Superstore, the airport, and multiple route options to downtown and all around the city.

Built in 1964

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2235615      |
| Price          | \$685,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 953           |
| Acres          | 0.12          |
| Year Built     | 1964          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 6320 Tregullas Street Nw |
| Subdivision | Thorncliffe              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2K 3T3                  |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 5                               |
| Parking        | Carport, Single Garage Detached |
| # of Garages   | 5                               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, High Ceilings, No Animal Home, No Smoking Home                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden  |
| Lot Description   | Back Lane, Front Yard, Landscaped, Many Trees, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2025 |
| Days on Market | 57              |
| Zoning         | R-1             |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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