



244 Travis Place NE
Calgary, Alberta

MLS # A2317176



\$609,900

Division:	Thornccliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,124 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	1
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum		

Inclusions: N/A

Welcome to 244 Travis Place NE, nestled in the established and highly accessible community of Thornccliffe. This spacious bungalow presents a rare opportunity for homeowners, investors, and builders alike, offering exceptional potential on a massive pie-shaped lot with green space both in front and behind the property. The thoughtfully designed main floor provides an ideal layout for everyday family living and entertaining. A bright front living room welcomes you from the foyer and flows seamlessly into the dining area and kitchen. With a generous footprint, the home features three spacious bedrooms, a full 4-piece bathroom, and beautiful natural hardwood flooring throughout, adding warmth, character, and timeless appeal. The kitchen offers outstanding renovation potential and could easily be opened to the adjacent family room to create a modern open-concept living space. Downstairs, the partially developed basement includes a fourth bedroom, laundry area, and extensive storage space, while the remaining undeveloped area provides a blank canvas for future development tailored to your needs. Set on a beautifully treed and fully fenced lot, the outdoor space is equally impressive. Enjoy a private rear deck and patio, abundant garden space, RV parking, and a large insulated double detached garage with extra length for a workshop, hobby area, or additional storage. The extended concrete parking pad provides plenty of room for extra vehicles, trailers, or recreational equipment. The expansive backyard is perfect for entertaining, gardening, or simply enjoying the outdoors. Beyond its comfortable living spaces, this property offers significant redevelopment and long-term investment potential thanks to its substantial lot size and desirable location. Whether you're searching for your first home, a property with income potential, a holding investment, or a

future redevelopment site, this home delivers outstanding value and flexibility. Located just minutes from downtown Calgary, Thorncliffe offers quick access to major roadways, schools, parks, playgrounds, shopping, public transit, and a full range of amenities. Opportunities like this on a lot of this size and setting are becoming increasingly rare—don't miss your chance to unlock the full potential of this exceptional property.