



GRASSROOTS
REALTY GROUP

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**6316 Travois Crescent NW
Calgary, Alberta**

MLS # A2322363



\$679,900

Division:	Thornccliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,037 sq.ft.	Age:	1965 (61 yrs old)
Beds:	6	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Standard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

FULLY RENOVATED BUNGALOW | BRAND NEW TRIPLE GARAGE | ILLEGAL BASEMENT SUITE Welcome to this stunning, move-in-ready bungalow offering modern design and exceptional functionality. Step inside to a custom entry bench with built-in cabinetry, setting the tone for the thoughtful upgrades throughout. The bright living room features a show-stopping entertainment center with a "electric fireplace, while a striking wood beam beautifully separates the living space from the kitchen. The chef-inspired kitchen is equipped with built-in microwave and oven, sleek finishes, and ample storage. The main floor offers 3 bedrooms and 2 full bathrooms, including a private ensuite. Downstairs, you'll find an illegal 3-bedroom suite with separate entrance, perfect for extended family or added flexibility. The backyard is the true highlight, boasting a brand new triple garage—ideal for car enthusiasts, storage, or a workshop. Additional peace of mind comes with brand new plumbing throughout the entire home. A rare opportunity to own a fully renovated home with a triple garage in this sought-after location—don't miss it.