



**GRASSROOTS**  
REALTY GROUP

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**6352 Travois Crescent NW**  
**Calgary, Alberta**

**MLS # A2351340**



**\$700,000**

|                  |                                                                                   |               |                   |
|------------------|-----------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Thornccliffe                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                                 |               |                   |
| <b>Style:</b>    | Bungalow                                                                          |               |                   |
| <b>Size:</b>     | 1,144 sq.ft.                                                                      | <b>Age:</b>   | 1962 (64 yrs old) |
| <b>Beds:</b>     | 5                                                                                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, RV Access/Parking, Triple Garage Detached                             |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                                                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Pie Shaped Lot, Private |               |                   |

|                    |                                                     |                   |      |
|--------------------|-----------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Tile, Vinyl                                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed, Stucco, Wood Siding                          | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Recessed Lighting, Separate Entrance, Vinyl Windows |                   |      |

**Inclusions:** N/A

OPEN HOUSE SAT/SUN (OCT 10 & 11) FROM 12-3PM; Properties like this don't come up often! When they do, they don't last!! Welcome to 6352 Travois Crescent NW, a solid bungalow sitting on a massive 7,900 sq ft pie lot in Thornccliffe, a quiet, established community tucked minutes away from Nose Hill Park, minutes to Centre Street for a quick, direct route downtown, and an easy run to Deerfoot Trail for commuters. Families will also like being close to Thornccliffe School, Colonel Sanders Elementary, and Corpus Christi school, with Huntington Hills shopping and amenities just up the road! This isn't just a house; it's a legitimate income-generating asset with not one, but up to four separate revenue streams under one roof! Main floor offers 1,144 sq ft with 3 bedrooms and a full bath featuring a comfortable, functional layout with its own fridge, stove, and dishwasher. The 2 bedroom legal suite in the basement (City of Calgary suite sticker #2310) gives you a true second rental unit with its own full bathroom and its own fridge and stove. Live up and rent down, or rent both levels out, the numbers work either way, and buyers get the peace of mind of a fully legal suite! Out back, here's where this property really sets itself apart: a triple detached garage (built brand new in 2018) features 3 individual garage doors, purpose-built so each bay can be walled off and rented out separately if desired. It's already heated, and it's set up with the potential for 3 individual garage heaters; one per bay. The exterior garage walls are fully spray foamed, so whoever's using that space stays warm and heating costs stay low. Mechanics, hobbyists, small business owners, car collectors, this is exactly the kind of space you've been searching for. And then there's the lot itself. At 7,900 sq ft and pie-shaped, this

property gives you serious back-alley access with ample room to park an RV, camper, boat, or other toys, or rent that extra space out as a fourth income stream. Whether you're an investor looking to maximize cash flow, a multi-generational family wanting space and separation, or a homeowner who wants their mortgage to pay itself down, this property was built for flexibility! Call your favourite realtor today!