

**5930&5932 Trollinger Street NE  
Calgary, Alberta**

**MLS # A2263828**



**\$849,000**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Thornccliffe                                                           |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                     |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow                                        |               |                   |
| <b>Size:</b>     | 1,171 sq.ft.                                                           | <b>Age:</b>   | 1969 (56 yrs old) |
| <b>Beds:</b>     | 9                                                                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Off Street                                          |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Backs on to Park/Green Space, Front Yard, Landscaped, Level |               |                   |

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Hardwood, Linoleum

**Roof:** Tar/Gravel

**Basement:** Full, Partially Finished

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Full Side by Side Duplex, both 5930 & 5932 are under one title. Note dimensions, room sizes stated are for each side. The lot size is. 61.48x114.01. Fantastic location just off Centre Street in Thornccliffe, a block to the community Centre! Backs onto a large privately owned open field. Terrific opportunity. Both sides have lower level walk out entrances at the front, plus side entrances. Both sides have development down, could be turned into a four plex. Separate electric meters, newer furnace in each unit. Lower level of 5930 is almost completely developed with a four piece bathroom, needs renovations. 32 year tenant just moved out of 5930. Terrific tenant for 35 years in 5932, plus is in nice condition. 5932 has two rooms developed down, RI plumbing, and lots of storage. Currently both sides are under one title. Both sides have a concrete balcony with access off the dining areas.