

# \$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	12
Zoning	R-1

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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