5930 Trollinger Street NE

Calgary | Active | MLS® A2359023

$1,299,000









Bedrooms	Bathrooms	Year Built	Living area
10	**4**	**1969**	**2,346 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Jessica Chan Real Estate & Management Inc.

A closer look

FULLY RENOVATED FULL DUPLEX WITH 2 LEGAL BASEMENT SUITES! This side-by-side duplex in Thorncliffe offers four self-contained units, a Main Level unit and a legal Basement Suite on each side, each with over 1,000 sq.ft. of living space and its own laundry, with projected combined rents of over $7,000 per month. Backing onto a large open field, the property sits just off Centre Street with quick access to everything North Calgary has to offer. With the renovation complete throughout, this is a turnkey investment opportunity.

The renovation was carried out across the entire duplex, fully refaced Front elevation with newly painted stucco, featuring vinyl plank flooring throughout all 4 units, brand new Kitchens and Bathrooms, Stainless Steel appliances, and bright modern LED light fixtures, 4 new sets of laundry. The result is a clean, consistent finish in all four units, with durable surfaces built to handle everyday use.

Each Main Level unit offers 1,173 sq.ft. of living space with 3 Bedrooms and its own private front Balcony, a comfortable spot to enjoy morning coffee or unwind at the end of the day.

Each legal Basement Suite offers 1,019 sq.ft. of living space in a reverse walkout design, with the front of the home fully above grade, so they feel quite different from a typical basement. Each features 2 Bedrooms plus a Den, providing flexibility for a home office, hobby space, or additional storage.

The fully fenced East-facing backyard enjoys morning sunshine and backs onto a large open field, giving the home an open outlook with no houses directly behind. Back lane access adds everyday convenience.

Thorncliffe is a well-established community with plenty close at hand. The Thorncliffe Greenview Community Centre and its playground are about a block away, while nearby off-leash areas and Laycock Park along Nose Creek provide plenty of room to walk and explore. Schools including Thorncliffe School and Corpus Christi School serve the community, and shopping is close by at Hunterhorn Plaza and Deerfoot City. Transit along Centre Street and quick access to Deerfoot Trail, McKnight Boulevard, and 64 Avenue make commuting downtown or to the airport easy.

A fully renovated full duplex with two legal Basement Suites and an open backyard outlook in a central, well-connected north Calgary community.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359023
Bedrooms	10
Bathrooms	4

Year Built	1969
Property Type:	Residential
Property Sub Type:	Full Duplex
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	2
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	2,346 sq. ft.
Main Level Finished Area:	2,346 sq. ft.
Below Grade Finished Area:	2,038 sq. ft.
Lot Area:	7,007 sq. ft.
Lot Frontage:	61'8"
Front Exposure:	West
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	12
Year built:	1969 (Age: 57)
Bedrooms:	10 (Above Grd: 6)
Bedrooms Above Grade:	6
Bedrooms On Main:	6
Bedrooms Below Grade:	4
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	0

Plan:	7753JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Driveway, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Main Level
City Quadrant:	Northeast
Community:	Thorncliffe
Appliances:	See Remarks
Inclusions:	4 Sets of: Electric Stove, Range Hood, Dishwasher, Washer, Dryer (one set per unit)
Restrictions:	None Known
Main Floor	Living Room · 19'2" × 13'3" ·
Main Floor	Kitchen · 11' × 10'6" ·
Main Floor	Dining Room · 11' × 8'2" ·

Main Floor	Bedroom - Primary · 12'2" × 11'3" ·
Main Floor	Bedroom · 12'11" × 9'11" ·
Main Floor	Bedroom · 8'9" × 8'7" ·
Main Floor	Living Room · 19'2" × 13'3" ·
Main Floor	Kitchen · 11' × 10'6" ·
Main Floor	Dining Room · 11' × 8'2" ·
Main Floor	Bedroom - Primary · 12'2" × 11'3" ·
Main Floor	Bedroom · 12'11" × 9'11" ·
Main Floor	Bedroom · 8'9" × 8'7" ·
Basement	Living Room · 12'10" × 11'5" ·
Basement	Kitchen · 10'1" × 9'6" ·
Basement	Dining Room · 9'10" × 8'4" ·
Basement	Bedroom - Primary · 14'5" × 9'5" ·
Basement	Bedroom · 12'3" × 10'4" ·
Basement	Den · 9'4" × 6'7" ·
Basement	Living Room · 12'10" × 11'5" ·
Basement	Kitchen · 10'1" × 9'6" ·
Basement	Dining Room · 9'10" × 8'4" ·
Basement	Bedroom - Primary · 14'5" × 9'5" ·
Basement	Bedroom · 12'3" × 10'4" ·
Basement	Den · 9'4" × 6'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Quartz Counters, See Remarks, Separate Entrance
Exterior Features:	Fire Pit
Patio And Porch Features:	Balcony(s)

Lot Features:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-C2
Listed Date:	Nov 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/5930-trollinger-street-ne-calgary-a2359023/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 27, 2026 at 05:30 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.