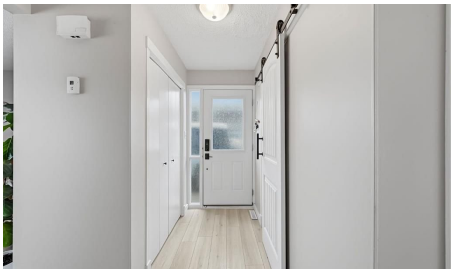
6005 Trollinger Street NE

Calgary | Active | MLS® A2359854

$424,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1968**	**1,266.28 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Open House Saturday 28 November 12:00 - 2:00 PM Discover comfortable family living in this charming two-storey home, ideally situated on a quiet street backing onto a park. Offering 3 bedrooms, 1.5 bathrooms, and a fully finished basement, this home is an excellent opportunity for first-time buyers, young families, or investors. Numerous upgrades provide added value and peace of mind, including a newer hot water tank, furnace, roof, windows, eavestroughs, and upgraded 100-amp electrical service (2012). The exterior stucco and woodwork were painted a few years ago. Inside, enjoy laminate flooring on the main level, carpet upstairs, and neutral paint throughout.
The bright and welcoming living room features large windows that fill the space with natural light. The functional kitchen offers white cabinetry, ample cupboard and counter space, and stainless steel appliances. Upstairs, you'll find a spacious primary bedroom with access to a private balcony, two additional bedrooms, and a full 4-piece bathroom. The fully finished basement provides additional living space with a second family/rec. room and a convenient laundry area. Outside, enjoy a fully fenced and landscaped backyard with beautiful mature trees and peaceful park views. A side driveway offers plenty of additional parking.
Enjoy the benefits of park-side living, a functional family layout, numerous upgrades, and NO CONDO FEES! A fantastic opportunity to own in the established community of Thorncliffe!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359854
Bedrooms	3
Bathrooms	2
Year Built	1968
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side

Total Living Area:	1,266.28 sq. ft.
Main Level Finished Area:	610.43 sq. ft.
Upper Level Finished Area:	655.85 sq. ft.
Below Grade Finished Area:	565.51 sq. ft.
Lot Area:	3,961 sq. ft.
Lot Frontage:	30'4½"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1968 (Age: 58)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	0012519
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	Other
Fireplaces:	0
Garage:	No
Garage Spaces:	2
Parking:	Carport, Driveway
Parking Covered:	2
Parking Places:	2
Parking Total/Covered:	2 / 2
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Thorncliffe
Appliances:	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Living Room · 18'2" × 11'6" ·
Main Floor	Dining Room · 11'8" × 9'11" ·
Main Floor	Kitchen · 8'3" × 8'1" ·
2nd Floor	Bedroom - Primary · 13'6" × 11'9" ·
2nd Floor	Bedroom · 13'9" × 9'4" ·
2nd Floor	Bedroom · 13'9" × 8'8" ·
Lower Level	Game Room · 17'3" × 11'2" ·
Lower Level	Office · 10'9" × 5'8" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights

Interior Features:	No Smoking Home, Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, Landscaped, No Back Lane, No Neighbours Behind, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-C2
Listed Date:	Nov 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6005-trollinger-street-ne-calgary-a2359854/

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

Data was last updated November 25, 2026 at 06:05 PM (UTC)

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.