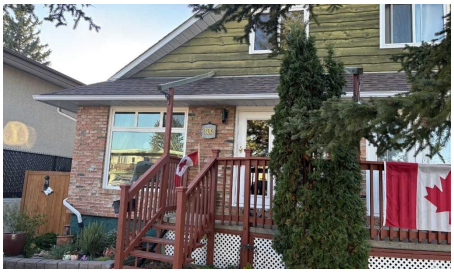
6013 Trollinger Street NE

Calgary | Active | MLS® A2352953

$435,680









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1968**	**1,138 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

Charming 1½-Storey Home with Exceptional Outdoor Living in Thorncliffe

Discover the charm of this inviting 1½-storey semi-detached home in the established community of Thorncliffe. Offering approximately 1,138 sq. ft. of above-grade living space this character-filled property features beautiful hardwood flooring, a spacious kitchen, flexible living areas and a wonderful west-facing backyard designed for outdoor enjoyment that backs onto green space and a play ground.

The main floor welcomes you with a bright, comfortable living room featuring rich hardwood floors, a corner gas fireplace with a striking white mantel and built-in display shelving. A large front window brings in natural light, creating a warm and inviting space to relax or entertain.

The adjoining kitchen offers extensive dark wood cabinetry, generous counter space, stainless steel appliances, a tiled backsplash and a substantial central island. With plenty of storage and practical workspace, it's a kitchen designed for everyday convenience.

Also on the main level is a versatile room currently enjoyed as a dining area, which can alternatively serve as a main-floor bedroom or home office, depending on your needs. This flexibility adds tremendous value to the home's functional layout and the TV is included.

Upstairs, two comfortable bedrooms feature attractive parquet flooring, distinctive sloped ceilings and windows overlooking the surrounding mature trees. An updated bathroom with tiled flooring and a glass-enclosed shower completes the upper level.

The full basement offers additional usable space for storage, hobbies, exercise or a workshop, with painted floors and room to organize your belongings. Small office area is already built.

Step outside and discover one of this property's standout features. The west-facing backyard offers an expansive interlocking-brick patio, raised garden beds, mature trees, a garden shed and plenty of space for outdoor dining and entertaining. With minimal lawn maintenance and a green-space setting beyond the property, this outdoor retreat is perfect for enjoying Calgary's warmer months.

A welcoming front porch, mature landscaping and convenient front parking complete the property's appealing exterior, along with central air conditioning for interior comfort. In fact the seller's are willing to leave a number of items for free, so a great option for a partially furnished rental or a family just starting out, ask to see the list.

Located in Thorncliffe, you'll enjoy the advantages of an established neighbourhood with convenient access to Nose Hill Park, local schools, playgrounds, shopping, transit and the recreational amenities of the Thorncliffe Greenview Community Association. Major roadways provide easy connections to downtown Calgary and destinations throughout the city.

Whether you're looking for character, flexible living space or a fantastic outdoor entertaining area, this Thorncliffe

home offers a wonderful opportunity to make it your own.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352953
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:	1 and Half Storey, Attached-Side by Side
Total Living Area:	1,138 sq. ft.
Acreage:	No
Lot Area:	3,261 sq. ft.
Lot Frontage:	25'1¼"
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	One and One Half
End Unit:	1 Common Wall
Total Rooms Above Grade:	5

Year built:	1968 (Age: 58)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5928JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Wood Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood, Parquet
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northeast

Community:	Thorncliffe
Appliances:	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Inclusions:	TV in dining room
Restrictions:	None Known
Main Floor	Living Room · 17'10" × 10'10" ·
Main Floor	Bedroom · 16' × 10'10" ·
Main Floor	Kitchen With Eating Area · 8' × 8' ·
2nd Floor	Bedroom · 11'8" × 10' ·
2nd Floor	Bedroom - Primary · 13'5" × 11'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby
Interior Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows
Exterior Features:	Courtyard, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Back Lane, No Neighbours Behind, Private, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-C2 Residential - Contex
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6013-trollinger-street-ne-calgary-a2352953/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.