# \$849,000 - 5930&5932 Trollinger Street Ne, Calgary

MLS® #A2263828

## \$849,000

9 Bedroom, 3.00 Bathroom, 1,171 sqft Residential on 0.16 Acres

Thorncliffe, Calgary, Alberta

Full Side by Side Duplex, both 5930 & 5932 are under one title, one Linc number. Note dimensions, room sizes separately stated are for each side. Each side main floor square footage is 1170.6 sq.ft. The lot size is. 61.48x114.01. Fantastic location just off Centre Street in Thorncliffe, 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.

Built in 1969

#### **Essential Information**

MLS® # A2263828 Price \$849,000

Bedrooms 9

Bathrooms 3.00

Full Baths 3

Square Footage 1,171





Acres 0.16 Year Built 1969

Type Residential

Sub-Type Duplex

Style Side by Side, Bungalow

Status Active

# **Community Information**

Address 5930&5932 Trollinger Street Ne

Subdivision Thorncliffe
City Calgary
County Calgary
Province Alberta
Postal Code T2K3W6

## **Amenities**

Parking Spaces 2

Parking Concrete Driveway, Off Street

### Interior

Interior Features Laminate Counters

Appliances None

Heating Forced Air, Natural Gas, High Efficiency

Cooling Other
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Balcony, Garden

Lot Description Back Lane, Backs on to Park/Green Space, Front Yard, Landscaped,

Level

Roof Tar/Gravel
Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 22nd, 2025

Days on Market 13

Zoning R-CG

# **Listing Details**

Listing Office CIR Realty



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