

\$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

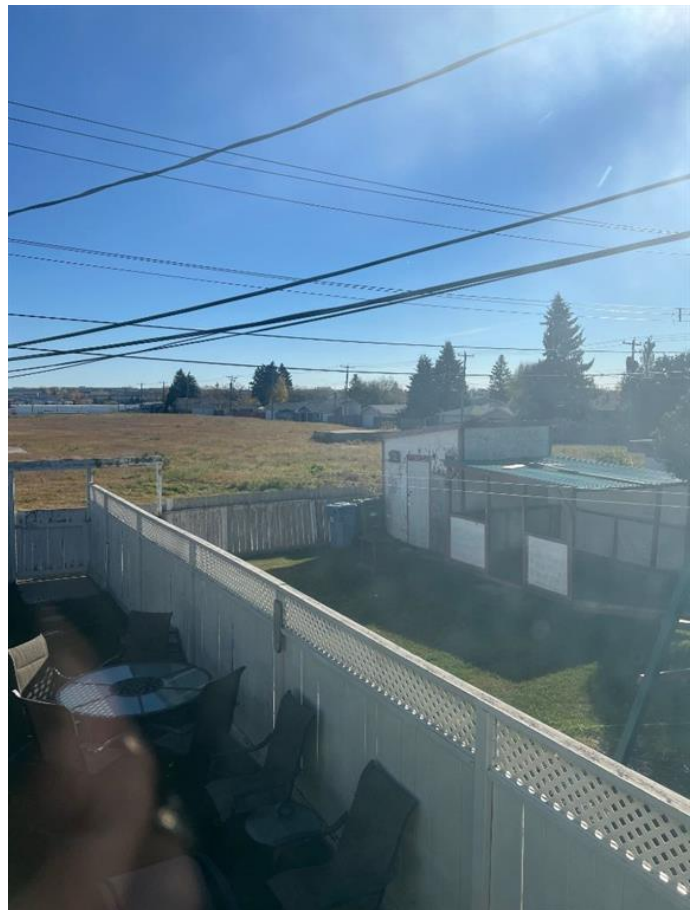
Thornccliffe, Calgary, Alberta

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 Thornccliffe, 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	15
Zoning	R-CG

Listing Details

Listing Office

CIR Realty



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