



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**259 TARACOVE Place, Calgary T3J4T3**

MLS®#: **A2117877**      Area: **Taradale**      Listing Date: **03/29/24**      List Price: **\$439,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2002**  
Lot Information  
 Lot Sz Ar: **2,142 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,341**  
 Low Sqft:  
 Ttl Sqft: **1,341**

DOM

**51**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Lawn,Low Maintenance Landscape,Many Trees**  
 Park Feat: **Concrete Driveway,Garage Door Opener,Garage Faces Front,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Exhaust Fan,Hot Water**  
 Sewer:  
 Ext Feat: **Balcony,Private Entrance**  
 Construction: **Vinyl Siding**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Central Vacuum,No Animal Home,No Smoking Home,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`3" x 3`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>19`4" x 11`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 8`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`8" x 12`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`5" x 5`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>17`0" x 11`8"</b>
<b>Loft</b>	<b>Second</b>	<b>13`11" x 10`6"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>17`0" x 12`4"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>6`9" x 18`11"</b>	<b>Game Room</b>	<b>Basement</b>	<b>18`11" x 16`5"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>12`7" x 6`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$422**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d75**

Legal Desc: **0212604**

Remarks

Pub Rmks: **Prime Location! Discover this delightful end-unit townhome perfectly positioned within walking distance to essential amenities including a bus stop, schools, and a bustling shopping center. Conveniently situated near a variety of conveniences such as a shopping plaza, banks, public transit, medical and dental clinics, Freshco, LRT, schools, restaurants, the lake, Genesis Centre, and more, this home offers unparalleled accessibility. Boasting 1341.38 sq. ft., this residence features a fully finished walkout basement with 2.5 bathrooms and 2 generously sized master bedrooms. Embrace the inviting common yard enclosed by a completed fence, a main floor kitchen with an adjacent dining area, spacious bonus room potential upstairs, 2 luxurious master bedrooms, and a sizeable living area in the fully finished walkout basement. Outside, the backyard presents a roomy common area, fully fenced for enhanced privacy and security. Don't let this exceptional opportunity for living or investment slip away!**

Inclusions:  
Property Listed By: **NA**  
**Diamond Realty & Associates LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







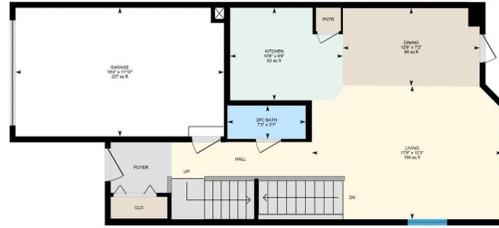






**259 Taracove PI NE, Calgary, AB**

Mark Floor Exterior Area 612.43 sq ft  
Interior Area 551.37 sq ft  
Excluded Area 250.58 sq ft



0 3 6 ft PREPARED: 2024/03/24

While regions are excluded from total floor area in OASDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

**259 Taracove PI NE, Calgary, AB**

Upper Floor Exterior Area 728.95 sq ft  
Interior Area 659.10 sq ft



0 3 6 ft PREPARED: 2024/03/24

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**259 Taracove PI NE, Calgary, AB**

Basement (Below Grade) Exterior Area 853.70 sq ft  
Interior Area 855.28 sq ft



0 3 6 ft PREPARED: 2024/03/24

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