



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**49 TARINGTON Landing, Calgary T3J 4T7**

MLS® #: **A2119745**

Area: **Taradale**

Listing Date: **04/25/24**

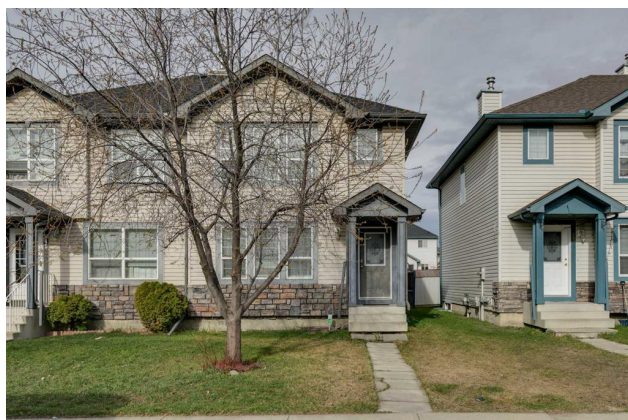
List Price: **\$529,900**

Status: **Active**

County: **Calgary**

Change: **+\$30k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**2002**

Lot Information

Lot Sz Ar:

**2,583 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Private,Rectangular Lot  
None**

Finished Floor Area

Abv Sqft:

**1,266**

Low Sqft:

Ttl Sqft:

**1,266**

DOM

**24**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Linoleum,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**

Int Feat:

**Ceiling Fan(s),Laminate Counters,Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	
<b>Dining Room</b>	<b>Main</b>	<b>10`1" x 8`9"</b>
<b>Family Room</b>	<b>Basement</b>	<b>12`6" x 10`8"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>16`11" x 5`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`6" x 9`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`10" x 10`0"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Basement</b>	
<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 11`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`3" x 5`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`1" x 13`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 9`3"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-2**

**0113613**

Remarks

Pub Rmks:

**Welcome to Taradale! This updated, clean, and well-maintained 2-Storey Semi-Detached Home offers over 1,200sq. ft. of living space and it is a wonderful option for your next home or as an investment property. This home is located on a very quiet street and it is close to schools, playgrounds, transit, and shopping. Walk into the open foyer featuring stunning laminate plank flooring, and a large front coat closet. The large living room boasts of massive windows, drawing in that natural light. The open floor plan, leads you into the bright kitchen which highlights white shaker, style cabinetry, stainless steel appliances, double oven stove, full height tile, backsplash, and deep sinks. A large dining room with bay style window and back door leading out to your private backyard and outdoor living space. A two-piece powder room/ laundry room complete the main floor. Upstairs you will find the master suite with massive walk-in closet, 2 additional large bedrooms both with deep closets and large windows, and a shared 4 piece bath large vanity and stone countertops. The basement is complete with a family/ Rec room a 4th bedroom with a 4 piece ensuite. All amenities within walking distance like LRT station, bus stop, schools, genesis centre, shopping centre, all major banks and so on. Don't wait, book your showing today!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX House of Real Estate**

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















