



THE
A-TEAM

**RE/MAX
FIRST**

18 TARALEA Crescent, Calgary T3J 4Y1

MLS® #: **A2120858**

Area: **Taradale**

Listing Date: **04/09/24**

List Price: **\$610,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **3,229 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,244**

Low Sqft:

Ttl Sqft: **1,244**

DOM

41

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Level**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Standard**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`6"	Dining Room	Main	12`0" x 9`10"
Kitchen	Main	13`8" x 11`7"	Laundry	Main	6`2" x 5`4"
Living Room	Main	12`10" x 14`7"	3pc Bathroom	Second	8`0" x 4`11"
Bedroom	Second	9`3" x 13`5"	Bedroom	Second	9`4" x 12`8"
Bedroom - Primary	Second	12`0" x 13`0"	3pc Bathroom	Basement	6`6" x 5`7"
Bedroom	Basement	8`2" x 12`7"	Kitchen	Basement	7`0" x 9`9"
Living Room	Basement	12`3" x 14`3"	Furnace/Utility Room	Basement	11`5" x 6`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0311639

Remarks

Pub Rmks:

Welcome to your new home in the heart of Taradale! This beautifully renovated 2-story home boasts 3 bedrooms and 1.5 bathrooms upstairs, providing a cozy haven for you and your family. With an oversized double garage and a basement featuring an illegal 1-bedroom suite, this property offers versatility and potential for both homeowners and investors alike. Convenience is key with this property, as it is situated close to schools, shopping centers, transit, and other amenities. Whether you're a first-time homebuyer looking to settle down or an investor seeking a lucrative opportunity, this home has something to offer everyone. Step outside and unwind in the serene backyard oasis, complete with a covered patio perfect for enjoying outdoor gatherings or quiet evenings under the stars. Don't miss out on the chance to make this charming residence your own. Contact us today to schedule a viewing and experience the warmth and comfort this home has to offer!

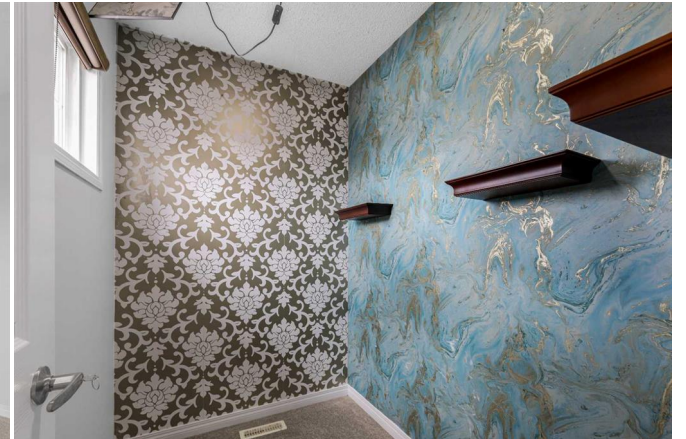
Inclusions:
Property Listed By:

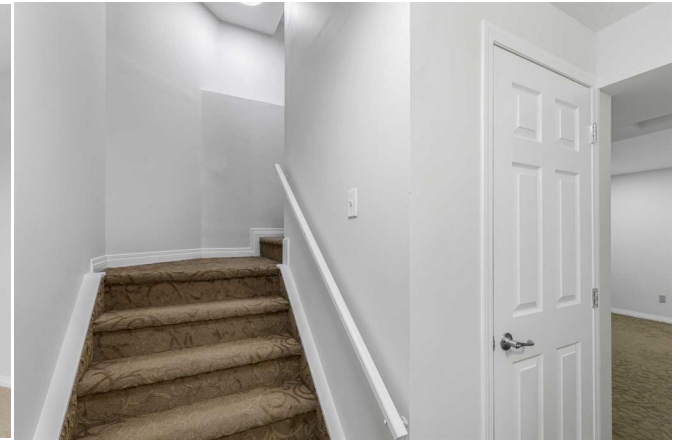
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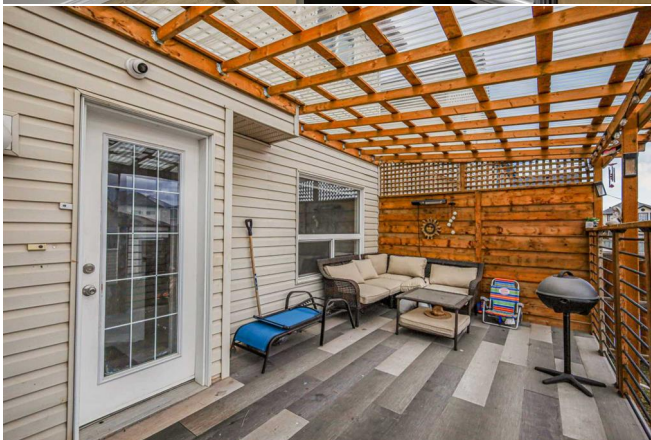
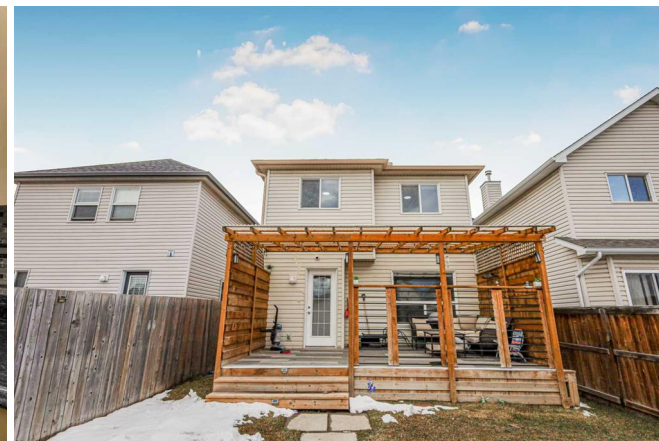
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



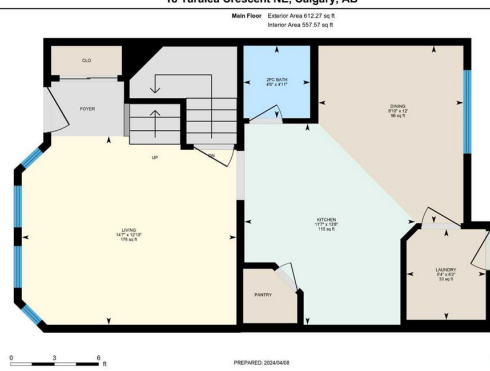






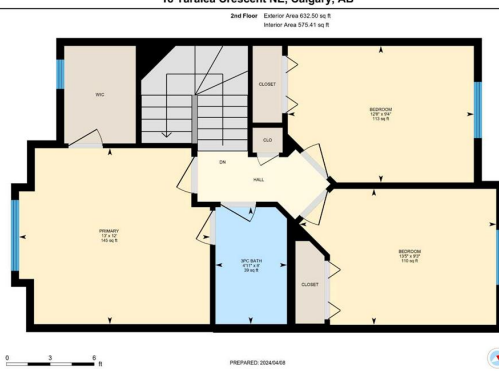


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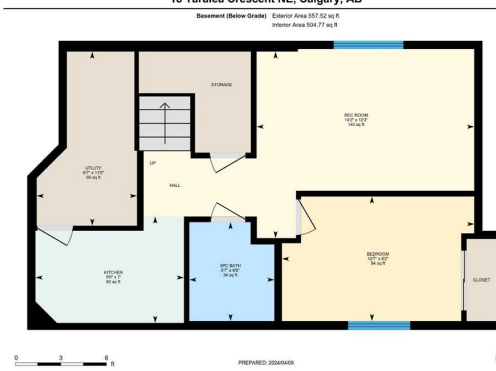
While regions are excluded from total floor area in XGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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