



THE
A-TEAM

**RE/MAX
FIRST**

229 TARAWOOD Close, Calgary t3j 4y9

MLS® #: **A2139454** Area: **Taradale** Listing Date: **06/07/24** List Price: **\$577,000**
 Status: **Active** County: **Calgary** Change: **-\$2k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2003** Abv Sqft: **1,295**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,336 sqft** Ttl Sqft: **1,295**
 Lot Shape:

DOM

101
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,City Lot**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Laminate,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Pantry,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 5`9"	Dining Room	Main	7`8" x 11`7"
Kitchen	Main	10`8" x 11`7"	Living Room	Main	13`2" x 15`1"
4pc Bathroom	Upper	8`0" x 8`6"	Bedroom	Upper	9`3" x 10`8"
Bedroom	Upper	8`11" x 10`6"	Bedroom - Primary	Upper	12`6" x 12`6"
Walk-In Closet	Upper	5`5" x 8`3"	4pc Bathroom	Basement	4`11" x 8`2"
Bedroom	Basement	9`1" x 10`10"	Kitchen	Basement	5`1" x 11`2"
Laundry	Basement	7`10" x 7`10"	Living Room	Basement	12`2" x 11`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0213966

Remarks

Pub Rmks: **Welcome to this Lovely 2 storey DETACHED home WITH TONS OF NEW RENOVATIONS. located in the very desirable and most sought-after community in TARADALE. *** ILLEGAL SUITE *** This Generously Proportioned and Conveniently Located House with a ILLEGAL Basement Suite plus a very nice sized Backyard in Taradale NE could be a perfect property for a first time Buyer or a for a Savvy Investor. The Spacious and Bright interior maintains emphasis on a relaxed lifestyle. You will feel the Openness & Warmth the moment you Walk through the Entrance into this Clean & Cozy House with nice sized Living Room, Dining Room & a functional kitchen on Main level and 3 Bedrooms on the Upper Level. BASEMENT has *****SEPARATE SIDE ENTRANCE***. Laundry machines IS in the Basement which also has a Kitchen & ONE Bedrooms . Taradale is a Vibrant Multi Cultural Community with Elementary & Junior High Schools, Parks & Play Grounds, Grocery Stores, Banks & Restaurants, Genesis Recreation Centre and the New Saddletowne LRT are at a 5 minute driving distance. You are only one viewing away from your new home !!!**

Inclusions:
Property Listed By: **N/A
RE/MAX iRealty Innovations**

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









