



81 TARAVISTA Way, Calgary T3J4K8

MLS®#: **A2153263** Area: **Taradale** Listing Date: **07/27/24** List Price: **\$579,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **2,744 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Finished Floor Area
 Abv Sqft: **1,192**
 Low Sqft:
 Ttl Sqft: **1,192**

DOM

53
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`11" x 12`3"	Dining Room	Main	12`10" x 9`7"
Bedroom - Primary	Upper	14`0" x 12`3"	Bedroom	Upper	9`7" x 12`5"
Bedroom	Upper	9`5" x 8`11"	Bedroom	Basement	10`4" x 12`5"
Game Room	Basement	13`3" x 2`0"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0012405

Zoning:
R-2

Remarks

Pub Rmks: **This property is perfect for first-time buyers or investors looking for a smart investment. The main floor is designed for comfort and convenience, featuring a spacious living room with large windows that let in abundant natural light, a well-sized kitchen, a cozy dining area, a convenient half bath, and a laundry room. Upstairs, you'll find a generously sized primary bedroom complete with a 4-piece ensuite bath, Two additional bedrooms and a shared 4-piece bath. The illegal basement suite adds extra versatility with a sizable bedroom, full kitchen, 4-piece bath, and rec room. Ideal for extended family. Don't miss out—schedule a viewing today!**

Inclusions: **NA**
Property Listed By: **CIR Realty**

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