



THE
A-TEAM

**RE/MAX
FIRST**

941 TARADALE Drive, Calgary T3J 0E1

MLS®#: **A2160349**

Area: **Taradale**

Listing Date: **08/24/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 31-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **3,110 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Front Yard**
Park Feat: **Off Street**

DOM

25
Layout
Beds: **4 (3 1)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`5" x 8`9"	Kitchen	Main	12`1" x 7`8"
Family Room	Main	10`2" x 14`10"	2pc Bathroom	Main	4`7" x 5`0"
Living Room	Main	16`8" x 10`9"	Entrance	Main	6`0" x 4`8"
Bedroom	Second	10`4" x 9`3"	4pc Bathroom	Second	8`4" x 5`6"
Bedroom	Second	8`1" x 11`7"	Bedroom - Primary	Second	9`9" x 13`2"
2pc Ensuite bath	Second	4`11" x 4`11"	Walk-In Closet	Second	4`11" x 6`4"
Storage	Basement	3`6" x 3`3"	Bedroom	Basement	10`2" x 14`6"

Office	Second	10`4" x 7`10"	Dining Room	Basement	9`5" x 8`4"
Kitchen	Basement	8`11" x 13`0"	4pc Bathroom	Basement	5`0" x 7`11"
Laundry	Basement	17`5" x 6`0"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-1N
Legal Desc:	0710668

Remarks

Pub Rmks: **ILLEGAL BASEMENT RENTAL SUITE! Welcome to this stunning starter home or excellent investment property in Taradale. On Main floor you will find kitchen with an eating area, Large living room and 2 Pc bathroom. The Lover level has an illegal suite with a kitchen, living room, one bedroom bathroom and separate entrance. Basement is also currently rented out. Some notable features of this home includes new laminated floor, new blinds and new refrigerator, basement was developed in 2022, roof and siding was replaced in 2020. In terms of amenities, this home is conveniently located close to schools, bus stops, grocery stores, and parks. This means that essential services and recreational opportunities are just minutes away, adding to the convenience and quality of life in this neighborhood. This home won't last long, so book your showing today !!**

Inclusions: **none**
Property Listed By: **Zolo Realty**

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











