



THE A-TEAM

RE/MAX FIRST

163 TARAVIDA Drive, Calgary T3J 4T2

MLS#: A2162198 Area: Taradale Listing: 10/03/24 List Price: \$609,900
Status: Active County: Calgary Change: -\$15k, 16-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2003
Lot Information
Lot Sz Ar: 3,100 sqft
Lot Shape:
Access:
Lot Feat: Back Lane,City Lot
Park Feat: Off Street,Parking Pad

DOM

48
Layout
Beds: 5 (3 2)
Baths: 3.0 (3 0)
Style: Bi-Level

Parking

Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Garden
Construction: Concrete,Vinyl Siding,Wood Frame
Flooring: Ceramic Tile,Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings
Int Feat: See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom, Kitchen, Bathroom, etc. with their levels and dimensions.

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0214319

Remarks

Pub Rmks: **This spacious bi-level detached home is ideally located across from an elementary school. The main level offers 3 bedrooms and 2 bathrooms, while the fully developed basement features an illegal 2-bedroom suite with its own separate entrance, providing excellent rental income potential. Whether you're looking to live up and rent down or seeking a promising investment property, this home is a great option. It is conveniently located on a bus route and within walking distance to the LRT station, Safeway, Shoppers Drug Mart, banks, restaurants, and various retail outlets.**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

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







