



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**163 TARAVIDA Drive, Calgary T3J 4T2**

MLS®#: **A2162198**

Area: **Taradale**

Listing Date: **10/03/24**

List Price: **\$629,900**

Status: **Active**

County: **Calgary**

Change: **+\$20k, 27-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,081**  
Low Sqft:  
Ttl Sqft: **1,081**

Lot Information

Lot Sz Ar: **3,100 sqft**  
Lot Shape:

DOM

**121**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,City Lot**  
Park Feat: **Off Street,Parking Pad**

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

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 13`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 11`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 8`8"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`0" x 8`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`0" x 9`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`11" x 25`3"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 10`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 10`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`0" x 11`11"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>9`5" x 11`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`4" x 10`7"</b>

Title:  
**Fee Simple**  
Legal Desc:

**0214319**

Zoning:  
**R-G**

Remarks

Pub Rmks: **This 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**









