



THE
A-TEAM

**RE/MAX
FIRST**

163 TARAVIDA Drive, Calgary T3J 4T2

MLS®#: **A2162198**

Area: **Taradale**

Listing Date: **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

79

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

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

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

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







