



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**239 TARAVIDA Drive, Calgary T3J 5A5**

MLS®#: **A2164563**      Area: **Taradale**      Listing Date: **09/10/24**      List Price: **\$624,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2002**  
Lot Information  
 Lot Sz Ar: **2,895 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,078**  
 Low Sqft:  
 Ttl Sqft: **1,078**

DOM  
**9**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking  
 Ttl Park: **2**  
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **See Remarks,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`3" x 8`1"	4pc Ensuite bath	Main	5`0" x 7`10"
Bedroom	Main	8`2" x 9`1"	Bedroom	Main	9`0" x 8`11"
Dining Room	Main	10`10" x 11`4"	Kitchen	Main	9`3" x 11`0"
Living Room	Main	11`4" x 13`3"	Bedroom - Primary	Main	13`8" x 13`0"
4pc Bathroom	Basement	8`3" x 4`11"	Bedroom	Basement	8`5" x 13`10"
Bedroom	Basement	9`3" x 11`4"	Kitchen	Basement	8`8" x 9`8"
Game Room	Basement	10`5" x 3`6"	Storage	Basement	7`3" x 9`9"

**Furnace/Utility Room**

**Basement**

**8`4" x 7`5"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0214319**

Zoning:

**R-1N**

Remarks

Pub Rmks:

**Welcome to this beautiful Bi-level House in the amenities full community of TARADALE northeast CALGARY. The house is situated right opposite to Taradale Public School, just steps to the bus stop, playground, Parks, 3 minutes to Saddletowne LRT Train Station, Big Plaza & Genesis Centre. This 5 Bedrooms & 3 Bathrooms Bi-Level house comes with a 2 Bedrooms basement Suite (illegal) with a separate basement entrance. The upper level of the house is freshly painted & professionally cleaned. Upon entering you're greeted by an Open Concept Living & dining area with Big windows & patio door. The great sized kitchen comes with the quartz countertops & lots of storage space in it. Very good sized Master Bedroom comes with an attached 3 Piece Bathroom & a closet. Other 2 Bedrooms on this level shares a Common Bathroom on this level. The main floor has its own laundry. Moving further to the basement, there is a giant Living room with a great sized dining area, a good sized kitchen. 2 spacious bedrooms on this level has big windows in it & shares one common bathroom on this level. Basement has a separate entry & separate laundry. Live Up & rent Down. Book your showings today!!**

Inclusions:

Property Listed By:

**Basement - Electric Range, Hood Fan, Refrigerator, Washer & dryer.**

**RE/MAX iRealty Innovations**

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







