



THE
A-TEAM

**RE/MAX
FIRST**

19 TARAWOOD Road, Calgary t3j 4t2

MLS®#: **A2166798**

Area: **Taradale**

Listing Date: **09/18/24**

List Price: **\$629,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,798 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,063**
Low Sqft:
Ttl Sqft: **1,063**

DOM

1
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz:

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

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

Kitchen Appl: **Dishwasher,Dryer,Range,Refrigerator,Washer,Window Coverings**
Int Feat: **Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`5" x 11`3"	Kitchen	Main	10`7" x 10`0"
Bedroom	Main	11`1" x 8`9"	Dining Room	Main	12`5" x 11`10"
Bedroom - Primary	Main	12`1" x 9`6"	Bedroom	Main	10`7" x 10`2"
Bedroom	Lower	12`5" x 8`4"	Bedroom	Lower	8`9" x 7`2"
Living/Dining Room Combination	Basement	23`6" x 10`4"	Kitchen	Basement	9`4" x 9`2"
4pc Bathroom	Basement		4pc Bathroom	Main	
2pc Ensuite bath	Main				

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-1N**
Legal Desc: **0310263**

Remarks

Pub Rmks: **This beautiful bi level is located right in front of public elementary school and a few houses from the bus route..Main level comes with 3 good size bedrooms..Living room with bay window., Kitchen with dining area, Master bedroom with 2 pce -en suite..Fully finished basement with 2 bedroom illegal suite with separate entrance and common laundry which can be used by both up and down people without any interference with each other.Main level is empty can be shown any time. Need some notice for down stair people.Basement is rented For \$1000. per month.It is close to shopping,saddletown lrt station,banks restaurants and all other amenities. If you want take over basement tenant, you can have quick possession.Very easy to show. Shows very well.**

Inclusions: **NONE**
Property Listed By: **Royal LePage METRO**

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























