



THE
A-TEAM

**RE/MAX
FIRST**

28 TARALEA Gardens, Calgary T3J4W4

MLS® #: **A2166927** Area: **Taradale** Listing Date: **09/24/24** List Price: **\$580,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 19-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **3,585 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,369**
 Low Sqft:
 Ttl Sqft: **1,369**

DOM

57
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting**
 Construction: **Mixed**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Oven,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Laminate Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Second	6`3" x 5`8"	4pc Bathroom	Second	8`3" x 4`11"
Bedroom	Second	9`9" x 11`1"	Bedroom	Second	9`0" x 11`7"
Bedroom - Primary	Second	12`7" x 13`0"	3pc Bathroom	Basement	7`2" x 4`11"
Bedroom	Basement	7`10" x 12`11"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

R-1N

0211762

Remarks

Pub Rmks:

When it comes to real estate, it's all about location, and 28 Taralea Gardens NE delivers! Located in the heart of Taradale, this property is just a stone's throw from the lively Saddletowne Circle, where you'll find CHALO FreshCo, dining options, banking, and shopping galore. The Saddletowne CTrain station is only a few minutes away, offering effortless connectivity to downtown Calgary and other key areas. Families will love the short walk to Nelson Mandela High School and the nearby elementary and middle schools, making school runs quick and stress-free. Recreational facilities like the Saddletowne YMCA and Genesis Centre are just around the corner (WALKING DISTANCE), and offer a range of fitness, sports, and community activities. This home's unbeatable location makes it a rare find—don't wait, book your showing today and experience the best of Calgary living! The south-facing living room has an abundance of light and lies adjacent to the kitchen, which comes well-equipped with an abundance of cupboard space and a pantry. The current dining room has rough-ins for a half bath, should you wish to install it again. The upstairs offers three bedrooms and a full bathroom. In the basement, you'll find a fully finished rec/living area, another bedroom (window size may be non-conforming), a full bath and a laundry room. The newer tankless water heater will ensure your hot water needs are met daily. The oversized, insulated double garage offers plenty of storage and parking. Contact your favourite Realtor for your exclusive in-person tour, and come see this home today. There is no time like the present to invest in the Calgary real estate market with lowering interest rates and increasing prices. Virtual and video tours are available.

Inclusions:

Property Listed By:

**alarm system, Garage Door Remote(s), Water Softener
CIR Realty**

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













