



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**122 TARAVIDA Court, Calgary T3J 4K1**

MLS® #: **A2169312**      Area: **Taradale**      Listing Date: **10/01/24**      List Price: **\$629,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2000**  
Lot Information  
 Lot Sz Ar: **6,436 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,400**  
 Low Sqft:  
 Ttl Sqft: **1,400**

DOM

**50**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **8**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Pie Shaped Lot**  
 Park Feat: **220 Volt Wiring,Heated Garage,Off Street,Oversized,RV Access/Parking,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Kitchen Island,Laminate Counters,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`4" x 8`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`11" x 12`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`2" x 10`11"</b>	<b>Living Room</b>	<b>Lower</b>	<b>18`4" x 12`11"</b>
<b>Den</b>	<b>Lower</b>	<b>13`7" x 11`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`6" x 5`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`2" x 12`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 9`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 9`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

3pc Bathroom  
4pc Bathroom

Lower  
Second

0`0" x 0`0"  
0`0" x 0`0"

4pc Ensuite bath

Second

0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0010386**

Zoning:  
**R-G**

Remarks

Pub Rmks: **GREAT RENTAL INCOME ... EXCEPTIONAL VALUE ... MOTIVATED SELLERS** Unlock the incredible **INCOME** potential of this property! With an oversized **TRIPLE CAR GARAGE** featuring 9-foot doors, heated space, and 220 wiring, you could easily generate over \$1,000 in rental income each month. Additionally, capitalize on the ample parking next to the garage for RVs, trailers, and more. The alley is paved and fully paid for, enhancing accessibility and value. The exterior of the home is getting a fresh update, with **BRAND NEW SHINGLES** on both the garage and house, along with new soffits, fascia, and downspouts. This means less maintenance and more appeal for prospective owners. Step inside to discover a bright and inviting living space, flooded with natural light from abundant windows. The generous kitchen and dining area are perfect for gatherings, boasting custom cabinets, pull-out trays, and built-in features that provide ample storage. **CONVENIENCE IS KEY** with main floor laundry, **EASILY SHARED WITH THE LOWER LEVEL** The upper floor features a luxurious primary bedroom with a stunning 4-piece ensuite, complemented by two additional spacious bedrooms connected by a Jack and Jill bathroom—ideal for families or roommates. The **VERSATILE LOWER LEVEL** is perfect for **MULTI FAMILY LIVING**. Open area, could easily accommodate an additional kitchen and living room, 3-piece bathroom, and a den with an **EGRESS WINDOW**. More potential **INCOME**. Enjoy the private and spacious yard, complete with a large patio, garden area, and two gazebos, creating a tranquil outdoor space that enhances the living experience.

Inclusions:  
Property Listed By: **garage shelving and cabinet in garage**  
**CIR Realty**

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

















