



THE
A-TEAM

**RE/MAX
FIRST**

110 TARAVIDA Drive, Calgary T3J 4T1

MLS®#: **A2171061**

Area: **Taradale**

Listing Date: **10/05/24**

List Price: **\$629,990**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 03-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **2,992 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached**

DOM

77
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

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

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`7" x 12`8"
Dining Room	Main	11`7" x 11`6"
Bedroom	Main	15`0" x 8`9"
4pc Bathroom	Main	5`0" x 7`11"
Kitchen	Basement	10`7" x 11`1"
Living Room	Basement	14`10" x 11`6"
Bedroom	Basement	13`11" x 9`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`0" x 8`6"
Bedroom	Main	9`5" x 8`3"
Bedroom	Main	16`0" x 10`11"
4pc Bathroom	Main	8`4" x 4`11"
4pc Bathroom	Basement	10`0" x 5`3"
Bedroom	Basement	15`0" x 9`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0111995

Remarks

Pub Rmks: **5 Bed 3 Full Bath | Side Entrance | Walking Distance to School and Saddletown Station Investment Alert with First-time Home Buyer to this West-facing beautiful Bi-level home With a Double Garage in Taradale, one of the most amenity-rich communities in Calgary. 3 Bedrooms Main Level with Two Full Washrooms, 2 Bedrooms Basement 1 Full Washroom with separate entrance. Upon the entrance, you're greeted by a very open, bright, and spacious living room ideal for large family gatherings, an adjacent dining area with outside views that flows into a captivating wide open kitchen with ample cabinetry, a spacious master bedroom encompassing full bathroom, two more good sized bedrooms and a 3-piece bathroom completes this level. The lower level with a separate entrance (illegal suite) offers two bedrooms, a kitchen with a living room, a full bathroom, and a common laundry area completes the lower level. To top it all off, there's parking space outback to fulfill your parking needs in the backyard is ideal to enjoy the great outdoors with maximum sunshine. With abundant parking space and a multitude of nearby amenities, this beautiful home offers a modern, family-friendly lifestyle to enjoy for many years to come. Taradale School 1 minute walk, Nelson Mandela High School 5 Minutes Walk, Saddletowne Circle Train Station 5 minutes walk, Genesis center 5 minutes walk, All banks, a medical store, Tim Hortons, and Grocery Stores 3 minutes walk.**

Inclusions: n/a
Property Listed By: **RE/MAX Complete Realty**

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

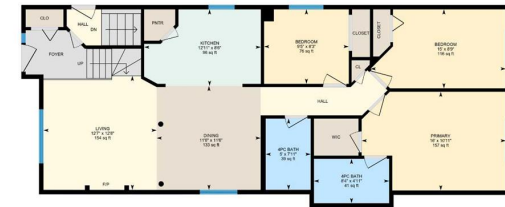






110 Taravista Dr NE, Calgary, AB

Main Floor Exterior Area 1128.50 sq ft
Interior Area 1093.25 sq ft

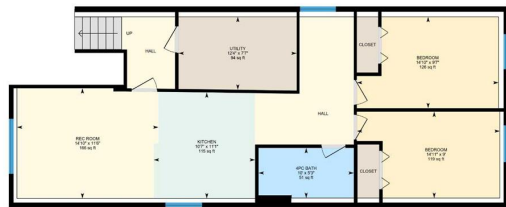


PREPARED: 20241054

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 953.25 sq ft
Interior Area 939.57 sq ft

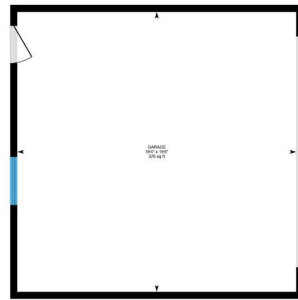


PREPARED: 20241054

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Detached Garage (Below Grade) Estimated Area 415.20 sq ft



PREPARED: 20241054

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