



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**275 TARAVIDA Street, Calgary T3J4S5**

MLS®#: **A2172974**

Area: **Taradale**

Listing Date: **10/19/24**

List Price: **\$749,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,220 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,City Lot**  
Park Feat: **Double Garage Attached**

DOM

**34**  
Layout  
Beds: **5 (4 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **Kitchen Island,No Animal Home**  
Utilities:

Room Information

| Room                     | Level           | Dimensions             |
|--------------------------|-----------------|------------------------|
| <b>2pc Bathroom</b>      | <b>Main</b>     | <b>4`6" x 4`8"</b>     |
| <b>Bedroom - Primary</b> | <b>Upper</b>    | <b>13`3" x 12`8"</b>   |
| <b>Bedroom</b>           | <b>Upper</b>    | <b>9`11" x 10`10"</b>  |
| <b>Bedroom</b>           | <b>Upper</b>    | <b>13`9" x 8`4"</b>    |
| <b>Bedroom</b>           | <b>Basement</b> | <b>11`4" x 11`7"</b>   |
| <b>Game Room</b>         | <b>Basement</b> | <b>19`11" x 15`10"</b> |

| Room                    | Level           | Dimensions            |
|-------------------------|-----------------|-----------------------|
| <b>Dining Room</b>      | <b>Main</b>     | <b>11`10" x 10`5"</b> |
| <b>4pc Ensuite bath</b> | <b>Upper</b>    | <b>9`11" x 8`9"</b>   |
| <b>4pc Bathroom</b>     | <b>Upper</b>    | <b>7`11" x 5`8"</b>   |
| <b>Bedroom</b>          | <b>Upper</b>    | <b>11`11" x 12`6"</b> |
| <b>3pc Bathroom</b>     | <b>Basement</b> | <b>7`8" x 4`5"</b>    |
| <b>Living Room</b>      | <b>Main</b>     | <b>16`0" x 12`7"</b>  |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0113591**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to your dream home at 275 Taravista Street NE in Calgary! This stunning single-family residence offers over 1,700 sq. ft. of living space, featuring 5 spacious bedrooms and 3.5 bathrooms home with DOUBLE garage attached in prestige community of Taradale. House offers half bath, living and dining , HARD WOOD flooring, oak cabinets with delightful breakfast ledge, a GAS FIREPLACE on the main level that leads to a HUGE deck and a very beautiful backyard that is fully fenced and well maintained backyard. . Upper level is blessed with 4 GREAT size bedrooms and 2 full bathrooms. Master bedroom comes with walk in closet and a 4 piece ensuite . Basement is fully finished with another bedroom, REC room and 3 piece bathroom. Walks away from school, transit, shopping. House is very well kept and is ready to move in. Call your favourite Realtor now to view this amazing home!!!**

Inclusions: **NA**  
Property Listed By: **RE/MAX Complete Realty**

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









