



THE
A-TEAM

**RE/MAX
FIRST**

117 TARAVIDA Way, Calgary T3J 4K8

MLS® #: **A2176500**

Area: **Taradale**

Listing Date: **10/31/24**

List Price: **\$465,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,493

Year Built:

2000

Low Sqft:

Ttl Sqft:

1,493

Lot Information

Lot Sz Ar:

2,744 sqft

Lot Shape:

DOM

51

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey, Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Back Yard, Level, Rectangular Lot

Park Feat:

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **See Remarks**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	7`11" x 10`1"	Living Room	Main	10`8" x 15`5"
2pc Bathroom	Main	5`4" x 4`6"	Kitchen	Main	7`11" x 11`1"
Entrance	Main	8`2" x 8`9"	4pc Bathroom	Upper	4`11" x 7`9"
Bedroom	Upper	9`2" x 9`0"	Bedroom - Primary	Upper	13`6" x 12`1"
4pc Ensuite bath	Upper	4`11" x 7`10"	Walk-In Closet	Upper	5`1" x 4`11"

Bonus Room

Upper

10`9" x 17`3"

Bedroom
Legal/Tax/Financial

Upper

9`3" x 9`3"

Title:
Fee Simple
Legal Desc:

0012405

Zoning:
R-G

Remarks

Pub Rmks: **This is a great change to own a large semi-detached home for a great price! 1,493 square feet, single attached garage, huge West facing back yard only steps to Ted Harrison School. The large entry to this home is perfect for busy families and leads right into the open main floor layout. The main floor isn't the only place to hang out though... Upstairs this home has a large bonus room with vaulted ceilings. 3 bedrooms up including a primary bedroom with walk-in closet and 4-piece ensuite bathroom. Looking for a little more developed space? The unfinished basement is plenty big enough for another bedroom and large family room. This home is ready for a little TLC and could be yours at a great price!**

Inclusions:
Property Listed By: **None**
CIR Realty

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











