



THE
A-TEAM

**RE/MAX
FIRST**

212 TARADALE Drive, Calgary T3J 5G6

MLS®#: **A2177802**

Area: **Taradale**

Listing Date: **11/06/24**

List Price: **\$624,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 30-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **3,466 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,032**
Low Sqft:
Ttl Sqft: **1,032**

DOM

77

Layout

Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Gas Range,Microwave Hood Fan,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home,Pantry,Quartz Counters,Solar Tube(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	8`0" x 5`0"
Bedroom	Main	9`1" x 9`7"
Kitchen	Main	9`8" x 11`1"
Bedroom - Primary	Main	11`10" x 12`2"
Bedroom	Basement	10`10" x 14`9"
Kitchen	Basement	12`7" x 11`8"
Game Room	Basement	12`1" x 19`0"

Room	Level	Dimensions
Bedroom	Main	9`5" x 8`6"
Dining Room	Main	13`7" x 12`1"
Living Room	Main	13`2" x 11`6"
4pc Bathroom	Basement	6`11" x 5`1"
Bedroom	Basement	8`11" x 14`9"
Laundry	Basement	11`10" x 2`7"
Furnace/Utility Room	Basement	7`9" x 7`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0411443

Remarks

Pub Rmks: **Fantastic Bi-Level Located in the Heart of Taradale. Main floor features 3 good sized bedrooms, spacious kitchen and Livingroom. Downstairs features a shared laundry area which provides privacy to both floors, 2 Large bedrooms and separate kitchen. Recently Fenced yard with a back lane and newer Double Detached Garage. Close to LRT, shops and schools. Bus stop is walking distance from the house.**

Inclusions: **None**
Property Listed By: **Royal LePage METRO**

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









