



THE
A-TEAM

**RE/MAX
FIRST**

218 TARACOVE Place, Calgary T3J 4T3

MLS®#: **A2178171** Area: **Taradale** Listing **11/12/24** List Price: **\$449,000**
 Status: **Active** County: **Calgary** Change: **+\$99k, 12-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **3,003 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,354**
 Low Sqft:
 Ttl Sqft: **1,354**

DOM

71
Layout
 Beds: **3 (3)**
 Baths: **2.0 (1 2)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Asphalt, Concrete, Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Refrigerator, Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`3" x 3`0"	Living Room	Main	17`8" x 12`0"
Dining Room	Main	12`9" x 7`0"	Kitchen	Main	10`6" x 8`5"
Bedroom - Primary	Second	14`4" x 16`10"	4pc Bathroom	Second	10`1" x 5`1"
Bedroom	Second	13`6" x 8`11"	Game Room	Lower	15`0" x 19`2"
2pc Bathroom	Lower	6`4" x 3`1"	Bedroom	Second	10`0" x 10`0"

Legal/Tax/Financial

Condo Fee:
\$422

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **0212604**

Remarks

Pub Rmks: **Discover comfort and style in this beautifully updated two-story townhome in the desirable Taradale community. With three spacious bedrooms, this home is ideal for families or those seeking extra room. Recent renovations include sleek new laminate flooring, fresh paint, brand-new appliances, and elegant granite countertops that bring modern luxury to the kitchen. The main floor welcomes you with a large, open living room—perfect for family gatherings or entertaining guests. Downstairs, the fully finished basement offers a generously sized recreation room and an additional bathroom, creating a cozy space for relaxation or hobbies. Nestled in a peaceful cul-de-sac, this home ensures tranquility while keeping you close to essentials. The attached single garage adds convenience with secure parking and extra storage. The monthly condo fee covers insurance, snow removal, lawn maintenance, and garbage disposal—helping to lower your property tax burden significantly. Enjoy quick access to shopping centers, transit, the scenic lake, and the YMCA Health Centre, all within walking distance. Combining serene neighborhood vibes with urban amenities, this Taradale townhome offers the perfect balance for a modern lifestyle. Don't miss out on this move-in-ready gem—schedule a private tour today!**

Inclusions: **NONE**
Property Listed By: **Diamond Realty & Associates LTD.**

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













