



THE
A-TEAM

**RE/MAX
FIRST**

82 TARAGLEN Road, Calgary T3J 2M3

MLS® #: **A2179020**

Area: **Taradale**

Listing Date: **11/13/24**

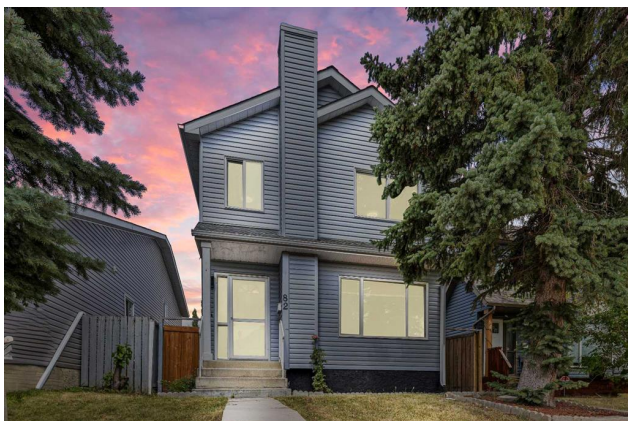
List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1987**

Finished Floor Area

Abv Sqft: **1,260**
Low Sqft:
Ttl Sqft: **1,260**

DOM

8
Layout
Beds: **3 (3)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,100 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Lawn,Low Maintenance Landscape,Level**
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

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

Room	Level	Dimensions
Dining Room	Main	7`1" x 12`2"
2pc Bathroom	Main	4`8" x 5`6"
Bedroom	Second	10`11" x 9`3"
2pc Bathroom	Second	5`0" x 5`10"
Game Room	Basement	16`2" x 17`10"
Other	Basement	10`9" x 5`9"

Title: **Fee Simple**
Legal Desc: **8210961**

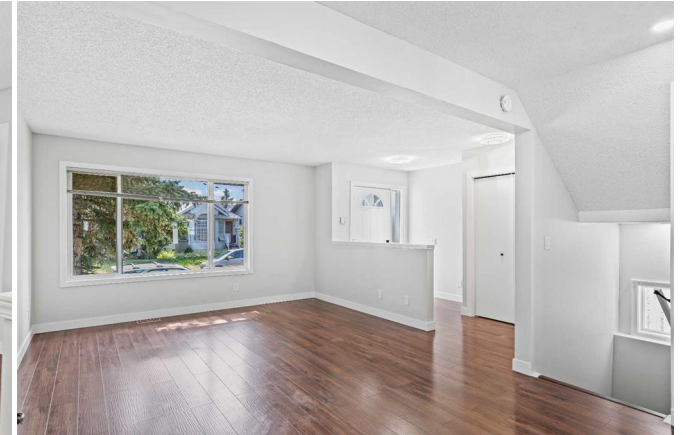
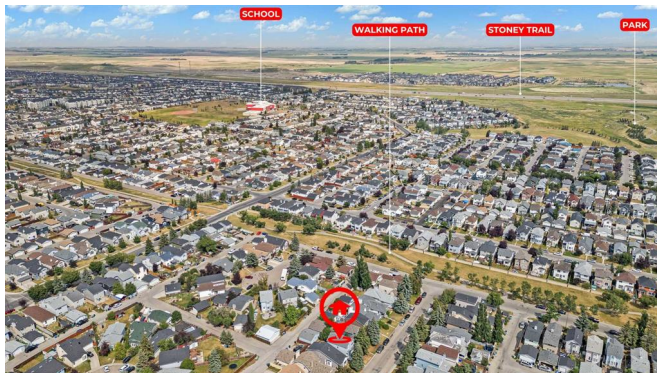
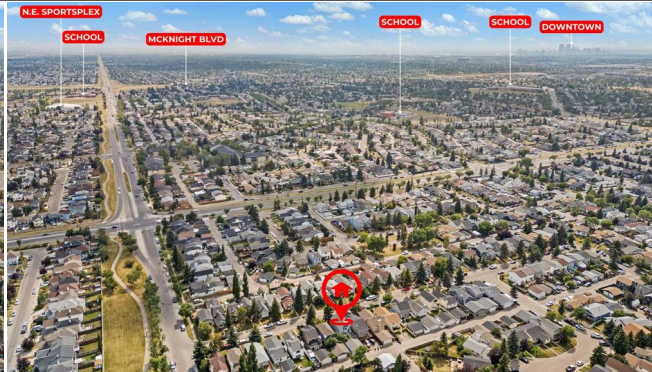
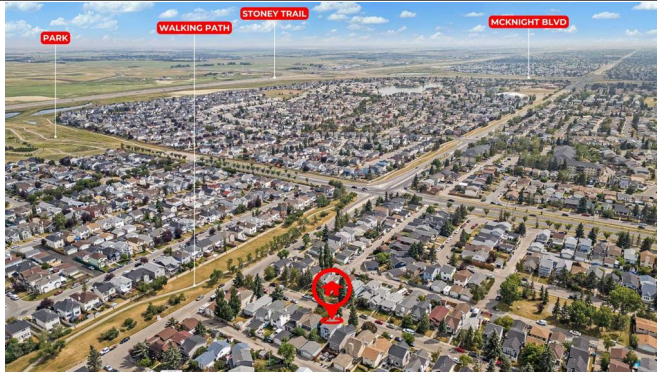
Zoning: **R-2**

Remarks

Pub Rmks: **ILLEGAL SUITE SEPARATE ENTRY! - RENOVATED! ALMOST 1800 SQFT LIVEABLE SPACE, 3 BEDS, 2 AND 2 HALF BATHS, 2 CAR GARAGE, BACK LANE/YARD - ELEGANTLY DESIGNED AND RENOVATED WITH MODERN DESIGN - This home is a perfect first time home, with a 2 CAR DETACHED GARAGE, BACK YARD/LANE and in a convenient location. The main floor has an OPEN CONCEPT living, dining and kitchen with all STAINLESS STEEL APPLIANCES and elegantly designed cabinetry. The upper level is complete with 3 beds and 1.5 baths, one if which is an ensuite. The ILLEGAL SUITE SEPARATE ENTRY BASEMENT has a large rec room, storage, laundry, a bar and a 3pc bathroom. This home is in a solid location with shops, schools WALKING PATHS AND A PARK close by.**

Inclusions: **Refrigerator, Cook Top**
Property Listed By: **Real Broker**

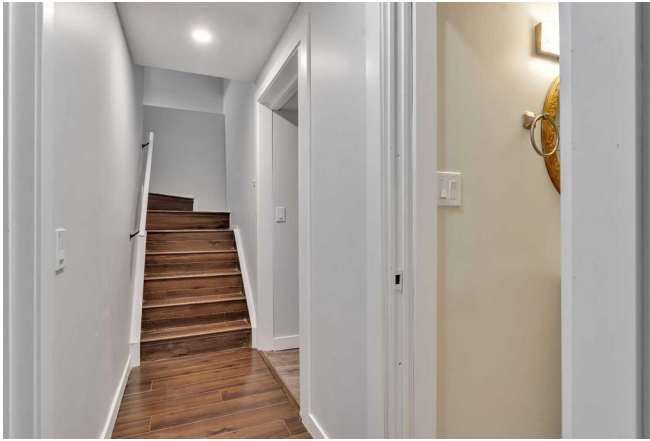
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













82 Taraglen Rd NE, Calgary, AB

Main Floor Exterior Area 623.34 sq ft
Interior Area 604.38 sq ft



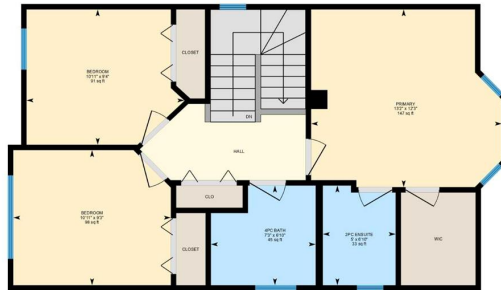
PREPARED: 2024/08/06



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

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2nd Floor Exterior Area 631.07 sq ft
Interior Area 607.95 sq ft



PREPARED: 2024/08/06



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Basement (Below Grade) Exterior Area 562.04 sq ft
Interior Area 539.23 sq ft



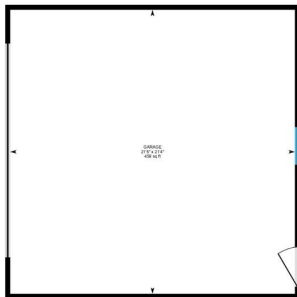
PREPARED: 2024/08/06



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Detached Garage Excluded Area 478.28 sq ft



PREPARED: 2024/08/06



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