



THE
A-TEAM

**RE/MAX
FIRST**

59 TARARIDGE Close, Calgary T3J 2P5

MLS® #: **A2179405**

Area: **Taradale**

Listing Date: **11/15/24**

List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 02-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1986**

Lot Information

Lot Sz Ar: **3,616 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,City Lot,Corner Lot,Landscaped,Level,Street Lighting**
Park Feat: **Off Street**

DOM

36

Layout

Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **6**
Garage Sz:

Utilities and Features

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

Construction: **Asphalt,Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,See Remarks,Stove(s),Washer,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`1" x 9`10"	Breakfast Nook	Main	10`1" x 9`2"
Living Room	Main	15`0" x 13`8"	2pc Ensuite bath	Upper	
4pc Bathroom	Upper		Bedroom - Primary	Upper	11`2" x 11`0"
Bedroom	Upper	10`2" x 16`9"	Bedroom	Upper	8`5" x 7`2"
4pc Bathroom	Lower		Bedroom	Lower	10`6" x 9`0"
Family Room	Lower	18`10" x 16`7"	Game Room	Basement	12`1" x 11`5"
Bedroom	Basement	16`5" x 10`11"			

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-G

Legal Desc:

8210961

Remarks

Pub Rmks:

Fully Renovated from Top to Bottom. Discover the charm of this fully renovated 4-level split home, offering a blend of modern comfort, character, and potential. With over 2,000 sq ft of living space, vaulted ceilings, and thoughtful design, this property is a cozy retreat in the desirable neighbourhood of Taradale. The main living area welcomes you with its vaulted ceilings, creating a bright and spacious atmosphere as soon as you step inside. The kitchen features ample cabinetry and stainless steel appliances, while the south-facing dining room is bathed in natural light, offering a warm and inviting space for meals and gatherings. The upper level boasts 3 bedrooms a full 4-piece bathroom and a 2-piece En-suite. The lower level includes a 2-bedroom illegal basement suite with a den, full kitchen, private laundry, and a separate entrance—perfect for a larger family or as an excellent mortgage helper. In addition to the complete interior renovation, the home has all new windows, a roof, hot water tank, and furnace, all replaced in recent years. Sitting on a corner lot, this property provides abundant parking and features a sunny deck for outdoor enjoyment. With a wheelchair-accessible exterior lift, this home is conveniently located near public transit, shopping, schools, parks, and offers easy access to major roads.

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

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













