



THE
A-TEAM

**RE/MAX
FIRST**

110 TARAWOOD Lane, Calgary T3J 5A6

MLS®#: **A2180756**

Area: **Taradale**

Listing Date: **11/22/24**

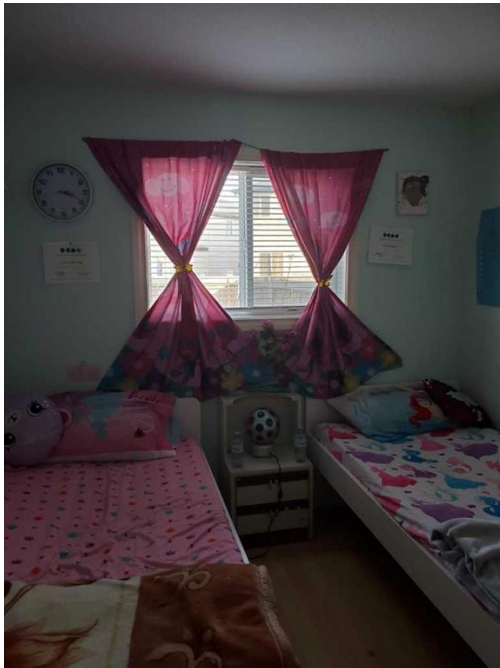
List Price: **\$639,000**

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:

973

Year Built:

2004

Low Sqft:

Ttl Sqft:

973

Lot Information

Lot Sz Ar:

251 sqft

Lot Shape:

DOM

29

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

1 and Half

Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Corner Lot

Double Garage Detached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air

Sewer:

Ext Feat:

Private Entrance

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Wood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Range Hood,Washer

Int Feat:

No Animal Home,No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`0" x 9`0"	Bedroom	Main	8`11" x 8`11"
Bedroom - Primary	Upper	11`10" x 14`7"	Kitchen	Main	12`0" x 8`11"
Dining Room	Main	8`3" x 6`11"	Living Room	Main	11`1" x 11`5"
4pc Bathroom	Main	0`0" x 0`0"	3pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Basement	8`6" x 11`9"	Bedroom	Basement	8`5" x 10`3"
4pc Bathroom	Basement	0`0" x 0`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0213966**

Zoning: **R-G**

Remarks

Pub Rmks: **Investors Alert!!! This rare 1 and half story house is great opportunity for investors and first time home buyers. This home features total of 5 bedroom and 3 full bathroom. It has 2 bedroom legal basement suite, with private entrance, double detached Heated garage. Main floor offer a decent size living room, kitchen, dining room and two bedrooms with 4 pc bathroom. Upper floor has a Primary bedroom with 3pc EnSuite bathroom and decent size walk-in closet. This house is sitting on a corner lot, it has an ample of on and off street parking, located very close to all the amenities, schools, park, playground, grocery stores, and banks, also walking distance to Saddletowne C-train station and bus stops**

Inclusions: **NA**
 Property Listed By: **CIR Realty**

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



