

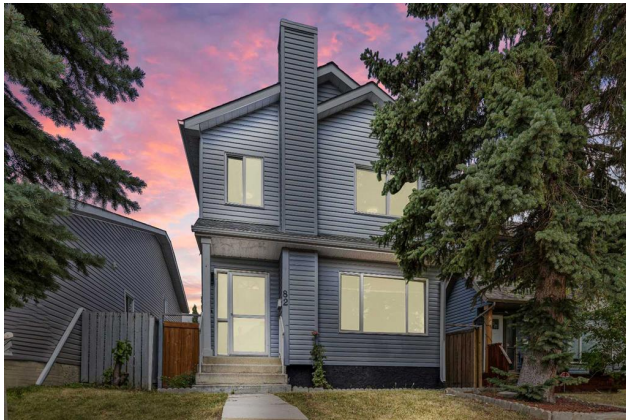


THE A-TEAM

RE/MAX FIRST

82 TARAGLEN Road, Calgary T3J 2M3

MLS®#: A2181005 Area: Taradale Listing 11/25/24 List Price: \$579,900
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
Lot Sz Ar: 3,100 sqft
Lot Shape:

DOM

26
Layout
Beds: 3 (3)
Baths: 3.0 (2 2)
Style: 2 Storey

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Bedroom, Bathroom, Game Room, etc. with their respective levels and dimensions.

Title: **Fee Simple**
Zoning: **R-2**
Legal Desc: **8210961**

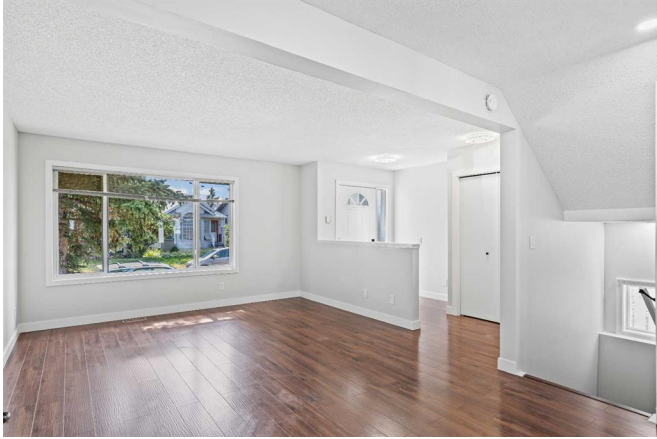
Remarks

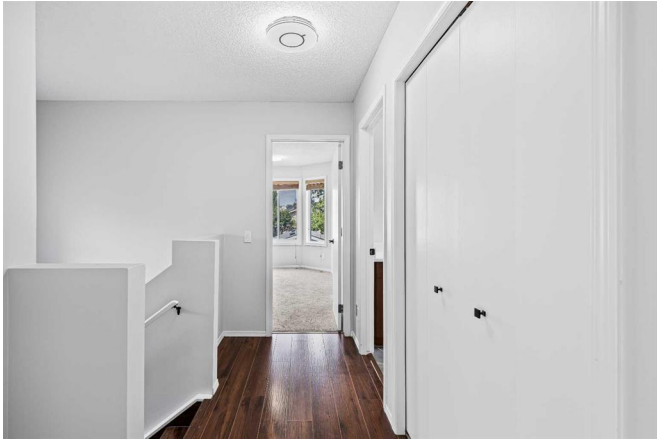
Pub Rmks: **ILLEGAL SUITE SEPARATE ENTRY! - RENOVATED! ALMOST 1800 SQFT LIVEABLE SPACE, 3 BEDS, 2 AND 2 HALF BATHS, 2 CAR GARAGE, BACK LANE/YARD - ELEGANTLY DESIGNED AND RENOVATED WITH MODERN DESIGN - This home is a perfect first time home, with a 2 CAR DETACHED GARAGE, BACK YARD/LANE and in a convenient 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.**

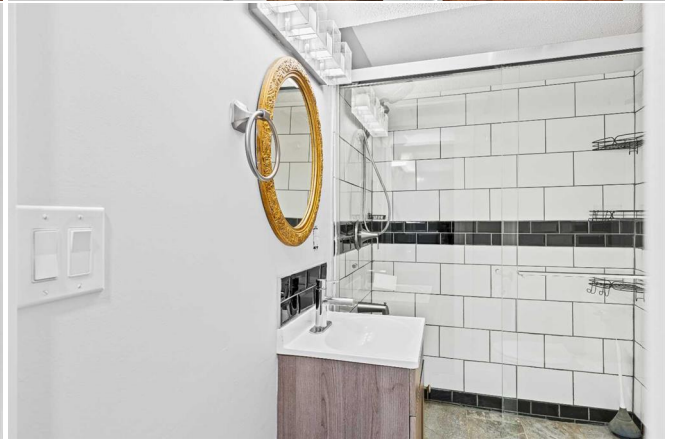
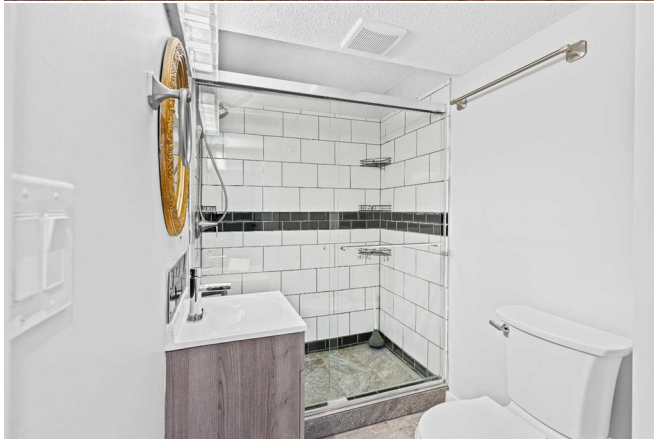
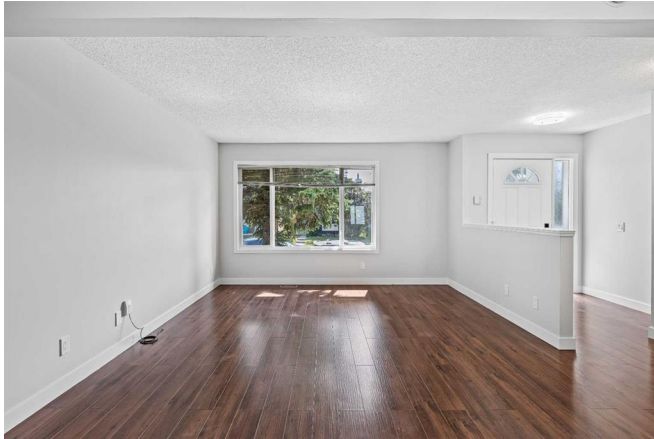
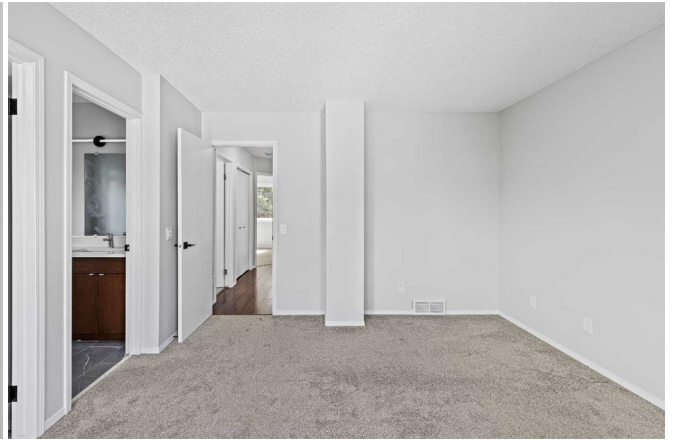
Inclusions: **Refrigerator, Cook Top**
Property Listed By: **Real Broker**

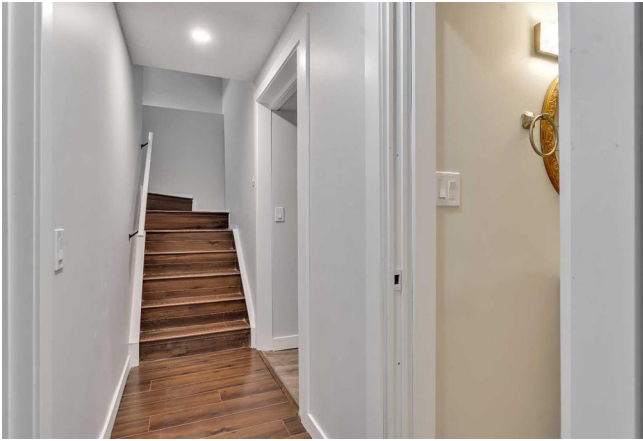
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

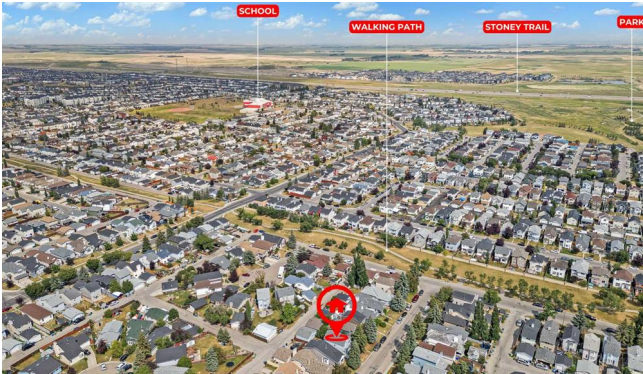












82 Taraglen Rd NE, Calgary, AB

Main Floor Exterior Area 628.54 sq ft
Interior Area 624.38 sq ft



0 2 4 6 ft PREPARED: 2024/08/06

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

82 Taraglen Rd NE, Calgary, AB

2nd Floor Exterior Area 631.07 sq ft
Interior Area 607.55 sq ft



0 2 4 6 ft PREPARED: 2024/08/06

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

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Basement (Below Grade) Exterior Area 562.04 sq ft
Interior Area 530.21 sq ft

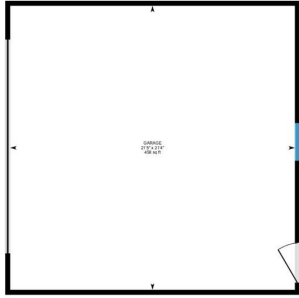


0 2 4 6 ft PREPARED: 2024/08/06

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Detached Garage Excluded Area 479.26 sq ft



PREPARED: 2024/08/06



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

