



**81 TARAVISTA Way, Calgary T3J4K8**

MLS®#: **A2182327** Area: **Taradale** Listing Date: **12/05/24** List Price: **\$584,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2000**  
Lot Information  
 Lot Sz Ar: **254 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
 Park Feat: **Off Street,Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,192**  
 Low Sqft:  
 Ttl Sqft: **1,192**

DOM

**58**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**  
 Int Feat: **No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`11" x 12`3"	Dining Room	Main	12`10" x 9`7"
Bedroom - Primary	Upper	14`0" x 12`3"	Bedroom	Upper	9`7" x 12`5"
Bedroom	Upper	9`5" x 8`11"	Bedroom	Basement	10`4" x 12`5"
Game Room	Basement	13`3" x 2`0"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0012405**

Zoning:  
**R-G**

Remarks

Pub Rmks: **This property is perfect for first-time buyers or investors looking for a smart investment. The main floor is designed for comfort and convenience, featuring a spacious living room with large windows that let in abundant natural light, a well-sized kitchen, a cozy dining area, a convenient half bath, and a laundry room. Upstairs, you'll find a generously sized primary bedroom complete with a 4-piece ensuite bath, Two additional bedrooms and a shared 4-piece bath. The illegal basement suite adds extra versatility with a sizable bedroom, full kitchen, 4-piece bath, and rec room. Ideal for extended family. Don't miss out—schedule a viewing today!**

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

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









