



THE
A-TEAM

**RE/MAX
FIRST**

193 TARADALE Drive, Calgary T3J 2M9

MLS®#: **A2184317**

Area: **Taradale**

Listing Date: **12/22/24**

List Price: **\$549,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1988**

Finished Floor Area

Abv Sqft: **859**

Low Sqft:

Ttl Sqft: **859**

Lot Information

Lot Sz Ar: **3,078 sqft**

Lot Shape:

DOM

18

Layout

Beds: **3 (2 1)**

Baths: **2.0 (2 0)**

Style: **3 Level Split**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Front Yard,Lawn,Level**

Park Feat: **Alley Access,Off Street,Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Boiler**

Sewer:

Ext Feat: **Fire Pit**

Construction:

Vinyl Siding

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	10`5" x 13`0"
Bedroom	Main	9`6" x 9`3"
Kitchen	Main	10`4" x 10`7"
Kitchen	Suite	7`7" x 9`4"
4pc Bathroom	Suite	0`0" x 0`0"
Storage	Suite	15`11" x 8`1"

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Dinette	Main	10`8" x 8`4"
Living Room	Suite	16`1" x 11`11"
Dinette	Suite	7`1" x 6`4"
Bedroom	Suite	10`0" x 10`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8210961

Zoning:
R-2

Remarks

Pub Rmks: **Lovely home in a quiet location, Legal basement suite with a tenant that would like to stay! Perfect for an investment property or looking to enjoy as a family. This home has had several upgrades and pride of ownership shows. Large yard with an oversized single garage. Close to schools, shopping and easy access to hit Stoney Trail, Metis Trail. Come check out this home today.**

Inclusions: **N/A**
Property Listed By: **First Place Realty**

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









