

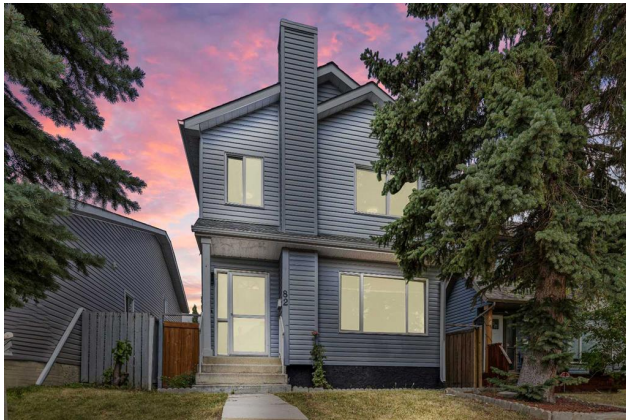


THE
A-TEAM

**RE/MAX
FIRST**

82 TARAGLEN Road, Calgary T3J 2M3

MLS® #: **A2184658** Area: **Taradale** Listing **12/28/24** List Price: **\$574,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1987** Abv Sqft: **1,260**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,100 sqft** Ttl Sqft: **1,260**
 Lot Shape:

DOM

24
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** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Tile,Vinyl Plank**
 Sewer: Ext Feat: **Other** 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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`3" x 13`3"	Dining Room	Main	7`1" x 12`2"
Kitchen	Main	12`5" x 14`8"	2pc Bathroom	Main	4`8" x 5`6"
Bedroom	Second	10`11" x 9`4"	Bedroom	Second	10`11" x 9`3"
4pc Bathroom	Second	7`3" x 6`10"	2pc Bathroom	Second	5`0" x 5`10"
Bedroom - Primary	Second	13`2" x 12`3"	Game Room	Basement	16`2" x 17`10"
3pc Bathroom	Basement	7`6" x 4`11"	Other	Basement	10`9" x 5`9"
Furnace/Utility Room	Basement	10`9" x 6`7"			

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

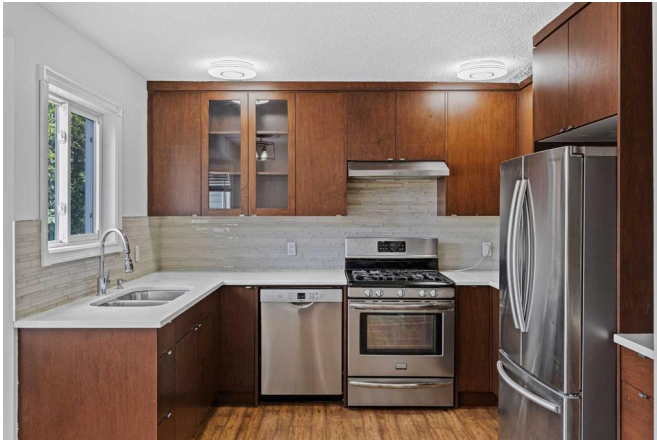
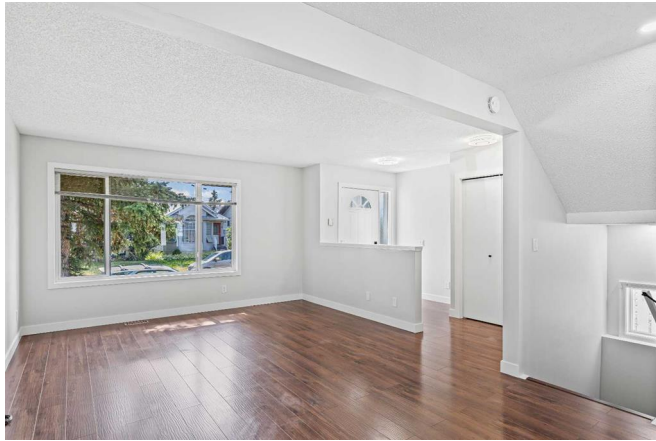
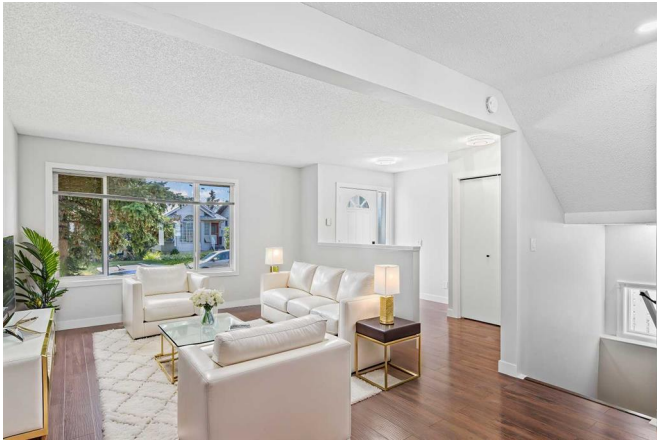
Remarks

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**

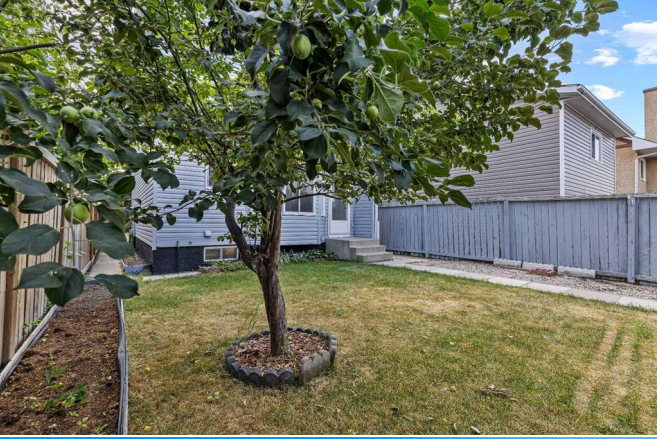
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













82 Taraglen Rd NE, Calgary, AB

Main Floor Exterior Area 628.54 sq ft
Interior Area 955.58 sq ft



PREPARED: 2024/08/06



White regions are excluded from total floor area in iGUIDE 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 837.55 sq ft



PREPARED: 2024/08/06



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Basement (Below Grade) Exterior Area 562.04 sq ft
Interior Area 1306.23 sq ft



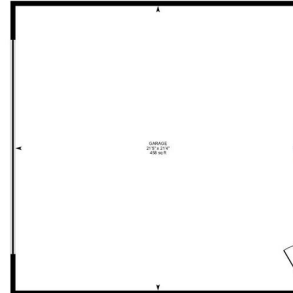
PREPARED: 2024/08/06



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Detached Garage Excluded Area 479.20 sq ft



PREPARED: 2024/08/06



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