



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**51 TARALEA Crescent, Calgary T3J4Y1**

MLS® #: **A2184689**      Area: **Taradale**      Listing Date: **12/29/24**      List Price: **\$649,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2004**  
Lot Information  
 Lot Sz Ar: **5,000 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,065**  
 Low Sqft:  
 Ttl Sqft: **1,065**

DOM

**24**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete, Vinyl Siding, Wood Frame**  
 Heating: **Central**      Flooring: **Carpet, Ceramic Tile, Laminate, Linoleum, Vinyl Plank**  
 Sewer: **Public Sewer**      Water Source: **Public**  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, See Remarks**  
 Int Feat: **Chandelier, Kitchen Island, No Animal Home, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)**  
 Utilities: **Cable Available, Electricity at Lot Line, Natural Gas Connected, Garbage Collection, High Speed Internet Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`8" x 12`5"	Nook	Main	0`0" x 0`0"
Dining Room	Main	10`5" x 10`0"	Living Room	Main	12`5" x 10`5"
Kitchen	Basement	17`0" x 10`10"	Living Room	Basement	12`7" x 8`11"
Bedroom - Primary	Main	13`8" x 11`4"	Bedroom	Main	10`3" x 10`2"
Bedroom	Main	9`3" x 9`2"	Bedroom	Basement	12`2" x 10`1"

**Bedroom**  
**3pc Bathroom**  
**Laundry**

**Basement**  
**Main**  
**Basement**

**10`1" x 8`6"**  
**8`2" x 4`11"**  
**7`6" x 4`11"**

**4pc Bathroom**  
**4pc Bathroom**  
**Foyer**

Legal/Tax/Financial

**Main**  
**Basement**  
**Main**

**7`11" x 4`11"**  
**7`6" x 4`11"**  
**8`3" x 7`6"**

Title:  
**Fee Simple**  
Legal Desc:

**0311639**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**This Property is recently fully renovated from inside and added a 3rd bedroom upstairs. This is located in a prime community near to Dashmesh Cultural Centre plus genesis centre and close to saddleridge LRT and shopping centre .It is accumulated with 1955 sqft livable area and basement has its own heating and laundry . The upstairs has very spacious room to enjoy sunlight with new flooring , new kitchen and new appliances will be placed in upstairs . The basement is illegal but having lots of windows to enjoy sunlight and its brightness .The lot is a pie shaped, southwest facing back yard, huge deck and solid fence with back Alley access and over sized garage. The lower level has in floor heating system with its own control for the illegal separate entrance. DO NOT MISS THIS PROPERTY TO MAKE YOUR PRIMARY RESIDENCE OR AN INVESTMENT !!**

Inclusions:  
Property Listed By:

n/A  
**Royal LePage METRO**

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











