



THE
A-TEAM

**RE/MAX
FIRST**

54 TARACOVE Road, Calgary t3j 5g7

MLS® #: **A2190222**

Area: **Taradale**

Listing Date: **01/26/25**

List Price: **\$569,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 30-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **3,218 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **817**
Low Sqft:
Ttl Sqft: **817**

DOM

81
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **5**
Garage Sz:

Access:

Lot Feat: **Back Lane,Garden,Landscaped**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	14`3" x 10`5"
Living Room	Main	11`1" x 10`3"
Bedroom	Basement	13`11" x 8`7"
Dining Room	Main	10`0" x 10`0"
Living Room	Basement	9`3" x 9`2"
Kitchen	Basement	15`1" x 8`6"

Room	Level	Dimensions
Kitchen	Main	9`0" x 8`11"
Bedroom	Main	10`4" x 8`10"
3pc Bathroom	Basement	
4pc Bathroom	Main	
Bedroom	Basement	11`4" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0410050

Zoning:
R-G

Remarks

Pub Rmks:

LEGAL SUITE BILEVEL.LOCATED IN THE HEART OF TARADALE, LIKE HALF BLOCK TO SCHOOLS,BUS ROUTE AND CLOSE TO SHOPPING AND ALL OTHER AMENITIES GENESIS CENTRE,LIBRARY,LRT STATION.THIS HOUSE IS LOADED WITH UPGRADES,LIKE GRANITE COUNTER TOPS AND UPGRADED BACK SPLASH ,VAULTED CEILING.HOUSE COMES WITH 2 BEDROOMS ON THE MAIN LEVEL AND 2 BEDROOM LEGAL SUITE IN THE BASEMENT WITH SEPARATE ENTRANCE. 2 SEPARATE LAUNDRIES. HUGE BACK YARD FEATURES A PRIVATE FENCED OFF AREA.IT IS GOOD FOR FIRST TIME BUYERS OR INVESTMENT PROPERTY.MAIN LEVEL IS VACANT CAN BE SHOWN ANY TIME. BUT PEOPLE LIVE IN THE BASEMENT THEY NEED SOME NOTICE.STILL VERY EASY TO SHOW.

Inclusions:
Property Listed By:

none
Royal LePage METRO

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











