

# \$535,000 - 91 Tararidge Place Ne, Calgary

MLS® #A2111175

**\$535,000**

4 Bedroom, 2.00 Bathroom, 1,623 sqft

Residential on 0.10 Acres

Taradale, Calgary, Alberta

As you pull up to this well cared for Taradale home, the curb appeal of the corner lot immediately impresses, and the back yard is truly spectacular as well. Inside, amazing vaulted ceilings make an eye-catching statement and big windows allow tons of natural light to flow through the open concept main floor. A spacious living area steps up to a raising dining room, which then leads to a sunken family room where a wood burning fireplace and sliding doors to the back patio will make this a favourite spot to relax. The kitchen is a charming original space, with quality wood cabinets and tons of counterspace. Many of the finishes in this home are original, yet still in great condition, making this a fantastic property for the DIY enthusiast. You can see how meticulously maintained this original owner home has been over the years. The main level also includes a bedroom and a half bathroom, while the other three bedrooms and the full bath are upstairs. A single attached garage makes parking and storage a breeze, and the unfinished basement is ready for your development ideas! Outside, the backyard feels like a private park. A mix of grass and huge shade trees create a sun- dappled haven, and this is a corner lot so you only have one direct neighbour. A garden plot and patio offer options to enjoy your outdoor space amid the lush greenery. This well-located home is walking distance to shops and parks, and a short drive takes you to schools and a host of amenities at Westwinds



Corner. Access to main routes and proximity to the airport add to the allure of this amazing home. Book your showing today!

Built in 1985

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2111175    |
| Price          | \$535,000   |
| Sold Price     | \$518,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,623       |
| Acres          | 0.10        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 91 Tararidge Place Ne |
| Subdivision | Taradale              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 2R5               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home              |
| Appliances        | Garage Control(s), Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air                                                  |
| Cooling           | None                                                        |
| Fireplace         | Yes                                                         |

|                 |                           |
|-----------------|---------------------------|
| # of Fireplaces | 1                         |
| Fireplaces      | Family Room, Wood Burning |
| Has Basement    | Yes                       |
| Basement        | Full, Unfinished          |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Wood Frame                       |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 29th, 2024 |
| Date Sold      | April 12th, 2024    |
| Days on Market | 43                  |
| Zoning         | R-1                 |
| HOA Fees       | 0.00                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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