

\$549,900 - 171 Tarawood Grove Ne, Calgary

MLS® #A2118435

\$549,900

4 Bedroom, 3.00 Bathroom, 1,091 sqft

Residential on 0.08 Acres

Taradale, Calgary, Alberta

Back In Market. Welcome to beautiful home in the most sought after community of Taradale. This legally suited property offers 2 self-contained units with separate entrances creating tremendous revenue generating potential to rent out both, live up and rent down or for multi-generational living. The main level living room having 11 feet high ceiling is a perfect retreat for any busy family with an extremely clean, open and airy floor plan that is bathed in natural light. Gleaming LVP flooring adorn the relaxing living room while oversized East-facing windows stream in sunshine throughout the day. The neutral kitchen eases family mealtimes and entertaining , a plethora of cabinetry . Adjacently the dining room has lots of room for everyone to gather over a delicious meal. Patio sliders access the yard for a seamless indoor/outdoor lifestyle. The upper level is home to 3 spacious and bright bedrooms including the primary suite complete with its own private 4-piece ensuite, no need to share! Both additional bedrooms are good-sized and share the 4-piece main bathroom. The legal suited basement is private from the upper levels with a separate side entrance making it ideal for a tenant, extended family members or just more space. This level includes a kitchen, family room, 1 beds , a den and a full bathroom. A huge yard with concrete parking pad , offers a ton of play space for kids and pets . Located in the family-oriented community of Taradale within walking distance



to schools, parks, transit and miles of walking paths that wind around the ponds. This amazing location also takes advantage of the amenities in neighboring Saddletowne and Falcon Ridge including the always popular Genesis Centre. All this comes together to make for a spectacular home in an unbeatable location!

Built in 2003

Essential Information

MLS® #	A2118435
Price	\$549,900
Sold Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,091
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	171 Tarawood Grove Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J5A7

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Off Street, Parking Pad, Paved, Rear Drive

Interior

Interior Features	Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 18th, 2024
Days on Market	21
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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