

# \$485,000 - 78 Taravista Gardens Ne, Calgary

MLS® #A2173251

**\$485,000**

4 Bedroom, 3.00 Bathroom, 1,396 sqft

Residential on 0.13 Acres

Taradale, Calgary, Alberta

Welcome to this charming half duplex in the desirable Taradale community of Calgary! This home is a great opportunity for investors or first-time homeowners. Key features include: three spacious bedrooms upstairs with a bright 4-piece bathroom, a fully finished basement with a fourth bedroom and a 4-piece ensuite, a main floor kitchen with a walk-in pantry, a dining room, and a 2-piece bathroom that shares space with the laundry room. The large pie-shaped lot provides plenty of outdoor space for gardening or play, with lots of potential for customization. While the home needs some TLC, it has great upside potential. Enjoy nearby amenities such as reputable schools, parks, and convenient shopping options, all within a short distance. Don't miss this chance to invest in a property with great potential in Taradale—schedule your viewing today!

Built in 2001

## Essential Information

MLS® #	A2173251
Price	\$485,000
Sold Price	\$490,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,396



Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

### Community Information

Address	78 Taravista Gardens Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4K9

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Laminate Counters, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 17th, 2024
Date Sold	October 26th, 2024
Days on Market	7

Zoning	R-G
HOA Fees	0.00

## Listing Details

Listing Office	CIR Realty
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