



GRASSROOTS
REALTY GROUP

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144 Taradale Drive NE
Calgary, Alberta

MLS # A2265786



\$459,900

Division:	Taradale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	814 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Carport		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Attractive bi-level with developed basement, over 1400 SqFt of total developed space. This home offers vaulted ceilings, total 3 bedrooms, two up and one down. Generous family rooms, one up and one down, two full baths and spacious kitchen. Master bedroom with porch balcony. Fully finished one bedroom basement with separate entry. Newer roof and Siding 2019, Kitchen updated in 2022, bathroom updated, newer vinyl floors, new furnace and hot water tank. The paved rear lane leads to a double parking pad with enough room to build a double detached garage. Lots of value and opportunity in this home and conveniently located close to public transportation, schools, shopping and major road ways for easy access in and out of the neighborhood.