



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**162 Taradale Drive NE
Calgary, Alberta**

MLS # A2292974



\$595,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,488 sq.ft.	Age:	2005 (21 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Cash-flow-potential property in the high-demand community of Taradale NE. This well-kept home offers a spacious living room, functional kitchen, dining area, and a main floor den/office. The upper level features three generous bedrooms, including a large primary bedroom with a 4-piece ensuite. The basement includes a two-bedroom (illegal) suite with a separate side entrance. The property is currently rented for \$2,150 (main floor) and \$1,150 (basement), with reliable tenants willing to stay long term — providing strong income potential from day one. A double detached garage and a rare oversized lot of approximately 4,607 sq ft add long-term value and future possibilities. Conveniently located within walking distance to Genesis Centre, schools, shopping, and public transit. A smart opportunity for investors or first-time buyers seeking affordable ownership with rental income.