



162 Taradale Drive NE  
Calgary, Alberta

MLS # A2292974



**\$595,000**

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

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

**Inclusions:** None

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), with reliable tenants willing to stay long term. 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.