



GRASSROOTS
REALTY GROUP

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27 Taraglen Court NE
Calgary, Alberta

MLS # A2303701



\$499,000

Division:	Taradale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	903 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, See Remarks, Separate Entrance		

Inclusions:	N/A
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2-Bedroom Illegal Suite | 5 Bedrooms Total | 2 Full Bathrooms | 4-Level Split This beautiful 4-level split sits on a large pie-shaped backyard, offering nearly 1,800 sq. ft. of fully developed living space. Combining comfort and income potential, this bright and flexible home is a standout opportunity. The main floor is filled with natural light from oversized windows and features a generous living room, a dedicated dining area and a functional kitchen. Upstairs, you’ll find three well-sized bedrooms and a full bathroom. The lower level includes an illegal suite complete with a large family room, kitchen, two bedrooms and an additional full bathroom; ideal for extended family or as a mortgage helper. Perfect for multi-generational living or investors, this home is conveniently located just minutes from the Genesis Centre, Saddletowne Circle, schools, parks, and public transit. A rare opportunity you won’t want to miss.