



**50 Taravista Gardens NE**  
**Calgary, Alberta**

**MLS # A2305021**



**\$450,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,249 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Flood Plain		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this well-located home in the heart of Taradale, just steps from Ted Harrison School and close to all essential amenities including shopping, parks, and transit. Situated on a rare nearly 4,000 sq. ft. lot in a quiet cul-de-sac with back alley access, this property offers both space and convenience—perfect for families or investors. The main floor features a functional layout with a bright living room, spacious kitchen, and a cozy breakfast nook, along with a welcoming foyer and a convenient 2-piece bathroom. Upstairs, you’ll find two well-sized bedrooms, a 4-piece bathroom, and a comfortable primary bedroom complete with a walk-in closet. The basement offers a unique open-to-above design connecting to the main floor, along with a versatile recreation room—ideal for additional living space, a home office, or entertainment area. As a duplex with a generous front and oversized backyard, this home provides excellent outdoor space and future potential in a highly desirable location.