



GRASSROOTS
REALTY GROUP

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43 Taraglen Road NE
Calgary, Alberta

MLS # A2327550



\$548,880

Division:	Taradale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,166 sq.ft.	Age:	1986 (40 yrs old)
Beds:	6	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

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

Inclusions: refrigerator

OPEN HOUSE July 11, 12 (1-3PM) ALL WELCOME!! Total 6 Bedrooms!! Legal Basement Suite with 3 Bedrooms!! One 5 pieces bathroom !!AND Separated Laundry! Walking distance to Shopping area, bus stop. It's close to LRT, 64 Ave, and easy to access Stoney Trail and Airport. Main floor: kitchen with large open space to dinning, living. New quartz counter tops and tiles in kitchen. In the main floor 3 bedroom. In the basement! Three more bedrooms, separate kitchen and dinning space, another full-bath. opens to living area. Great long-term or short investment legal basement!!! It has separate temperature control and furnace!! Back yard parking for RV trailer or 3 cars!! Bonuses: Fenced. Back lane (Extra parking, back yard access for vehicle/boat/RV). This is a great home with rare investment opportunity (3 bedrooms plus 3 bedrooms!! Legal Suite!)