



GRASSROOTS
REALTY GROUP

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50 Tarawood Lane NE
Calgary, Alberta

MLS # A2329681



\$549,999

Division:	Taradale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,218 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	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:	No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: N/A

Welcome to 50 Tarawood Lane NE! This beautifully updated 4-bedroom, 2.5-bathroom home offers an excellent opportunity for homeowners and investors alike, featuring an income-generating basement suite (illegal). The main floor boasts a bright, open-concept layout with a spacious living room, dining area, and a well-appointed kitchen—perfect for both everyday living and entertaining. Upstairs, you'll find a generous primary bedroom, two additional well-sized bedrooms, and a full bathroom. Recent upgrades include a brand-new roof, new gutters, fully renovated bathrooms, and an updated kitchen, providing peace of mind and modern appeal. The basement has also been tastefully finished with a new kitchen, a comfortable family room, one bedroom, and a 4-piece bathroom, offering excellent flexibility for extended family or rental income (illegal suite). Step outside to enjoy the fully fenced backyard featuring a spacious deck, ideal for relaxing or hosting summer gatherings. Conveniently located close to Chalo FreshCo, Saddletowne LRT Station, schools, parks, shopping, and a variety of restaurants, this home combines comfort, convenience, and investment potential. Don't miss this fantastic opportunity—book your private viewing today!