



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

155 Taralea Gardens NE
Calgary, Alberta

MLS # A2335245



\$540,000

Division:	Taradale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,022 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Located on a corner lot in the established community of Taradale, this bright bi-level home offers 5 bedrooms, 2 full 3-piece bathrooms, and a fully developed basement. Whether you're a first-time buyer, a growing family, or an investor, this property offers a great opportunity to own a home in a convenient location. The main level features a bright living room with vaulted ceilings, a kitchen with an adjoining dining area, 3 bedrooms, and a 3-piece bathroom. The fully developed lower level includes a spacious family room, 2 bedrooms, a 3-piece bathroom, and a laundry area. The basement is currently developed as a 2-bedroom illegal suite, offering flexibility for extended family or the potential to be legalized, subject to City of Calgary approval and permitting requirements. All appliances are included. The property is fully landscaped with fenced front and back yards, providing privacy outdoor space, and potential for a garage to be built. Conveniently located close to schools, playgrounds, shopping plazas, the Genesis Centre, public transit, and a variety of other amenities, this home offers easy access to everyday essentials. This home offers a great opportunity for buyers to add their own personal touches while enjoying a well-established location in Taradale.