



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

267 Taravista Street NE  
Calgary, Alberta

MLS # A2340624



**\$675,000**

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Taradale                                                                 |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | 2 Storey                                                                 |        |                   |
| Size:     | 2,092 sq.ft.                                                             | Age:   | 2002 (24 yrs old) |
| Beds:     | 6                                                                        | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached, Driveway, On Street                              |        |                   |
| Lot Size: | 0.15 Acre                                                                |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Few Trees, C |        |                   |

**Heating:** Central, Fireplace(s), Forced Air

**Floors:** Carpet, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** Shed

Welcome to this well-maintained detached home in the desirable community of Taradale, offering over 2,000 sq. ft. of above-grade living space, with 6 bedrooms, 3 full bathrooms, and a convenient half bath. The home offers a comfortable and functional layout with plenty of space for everyday living and entertaining. The basement also features an additional office with built-in shelving, providing an ideal space for working from home, studying, or managing a busy household. Outside, enjoy a large, fully fenced backyard featuring established trees, mature raspberry bushes, garden space, and ample room for children and pets. The massive deck is perfect for summer entertaining, while the outdoor fireplace provides a cozy space to enjoy the yard with family and friends. The property backs directly onto a middle school, offering exceptional convenience for families. Located close to schools, shopping, restaurants, parks, transit, and major roadways, this home provides easy access to all the amenities Taradale and northeast Calgary have to offer. Recent updates include new shingles, adding to the home's peace of mind and long-term appeal. With generous living space, a functional layout, an impressive backyard, and an excellent location, this is a wonderful opportunity to make Taradale home.