

**193 Taradale Drive NE**  
**Calgary, Alberta**

**MLS # A2184317**



**\$549,999**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	859 sq.ft.	<b>Age:</b>	1988 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn, Level		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Lovely home in a quiet location, Legal basement suite with a tenant that would like to stay! Perfect for an investment property or looking to enjoy as a family. This home has had several upgrades and pride of ownership shows. Large yard with an oversized single garage. Close to schools, shopping and easy access to hit Stoney Trail, Metis Trail. Come check out this home today.