

73 Taradale Drive NE
Calgary, Alberta

MLS # A2207443



\$520,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,024 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating: Central, Forced Air

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to this well-maintained two-Storey home in the sought-after community of Taradale, offering an excellent opportunity for homeownership or investment. Ideally located close to transit, schools, shopping, and the YMCA, this home ensures everyday essentials are just minutes away. The main floor features a spacious and inviting living area, seamlessly connected to a bright dining space and a functional kitchen with ample cabinetry. A convenient two-piece bathroom completes this level. Upstairs, you will find three well-sized bedrooms and a four-piece bathroom, offering comfortable living space for the entire family. The lower level features an illegal suite with a separate entrance, including a kitchen, living area, and a three-piece bathroom, making it an excellent option for extended family or investment purpose. The south-facing backyard is a perfect retreat, complete with a large deck ideal for outdoor gatherings and summer enjoyment. This home presents a fantastic opportunity in a prime location. Don't miss out—schedule your private showing today!