

# \$649,900 - 88 Taralea Gardens Ne, Calgary

MLS® #A2219931

**\$649,900**

6 Bedroom, 4.00 Bathroom, 1,498 sqft

Residential on 0.08 Acres

Taradale, Calgary, Alberta

**\*\*3 Bedroom Illegal Suite\*\* PERFECT LOCATION!** First time home buyer/investor alert! Live up and rent down. Welcome to this Beautiful home with 6 bedrooms, 3.5 Bathrooms in the heart of super popular Taradale Community. Main floor is blessed with huge living and Family room features gas fireplace. Large sun filled windows, open concept, spacious Maple kitchen cabinets newer appliances with large island plus formal dining. The upper floor features a master bedroom complete with a luxurious 3-piece ensuite and a large walk-in closet. In addition, there are two generously sized bedrooms that share a well-appointed 4-piece main bathroom. You simply can not miss the beauty of Finished basement. Fully finished Illegal Basement Suite with full washroom and 3 bedrooms plus separate entrance and Separate laundry, Vinyl and carpet flooring are absolutely a bonus. There is also an oversized, insulated double garage. Almost forgot to mention that property is minutes walk from Calgary Transit. Close to all amenities, shopping, schools, major road connections. Great starter home or revenue property. Don't miss out!. For a private tour, Call your favorite Realtor before its gone.

Built in 2003

## Essential Information

MLS® #

A2219931



|                |             |
|----------------|-------------|
| Price          | \$649,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,498       |
| Acres          | 0.08        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 88 Taralea Gardens Ne |
| Subdivision | Taradale              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J4W5                |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 2                                                          |
| Parking        | Alley Access, Double Garage Detached, Insulated, Oversized |
| # of Garages   | 2                                                          |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Vinyl Windows                                                        |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central, Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas                                                                                  |
| Has Basement      | Yes                                                                                  |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                              |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 53            |
| Zoning         | R-G           |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | MaxWell Central |
|----------------|-----------------|

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