



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**59 Taralea Gardens NE**  
**Calgary, Alberta**

**MLS # A2216640**



**\$529,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	825 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Beautiful bi level house in Taradale. 2 bedrooms on main level and a full bath. Full bath has a cheater door attached to master bedroom. 1 bedroom and full bath in basement. Very spacious living room and dining room in basement. Basement has SEPARATE ENTRANCE and SEPARATE LAUNDRY. New roof In 2023. All amenities close by. Main floor rented for \$1650 Basement rented for \$1100 Tenants have no contracts and can be moved out right away. NOTE- The house needs partition wall which can be built at sellers cost if buyer instructs so.