



GRASSROOTS
REALTY GROUP

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69 Tararidge Close NE
Calgary, Alberta

MLS # A2230384



\$569,900

Division:	Taradale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	860 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: NA

AN EXCELLENT OPPORTUNITY FOR INVESTORS, FIRST-TIME HOME BUYERS, OR AS A SECOND INVESTMENT PROPERTY!!! Check out this beautiful fully RENOVATED bi-level house in the amenity-rich community of Taradale. Ideally located within close proximity to all amenities, including schools, parks, playgrounds, shopping centers, and public transportation. The main level of this home features a large and bright living room with a dining area, a kitchen, laundry and a balcony. It also includes two generously sized bedrooms with walk-in closets, a balcony off the master bedroom, and a full bathroom. The fully finished WALK-OUT basement (illegal suite) has a SEPARATE ENTRANCE and offers TWO bedrooms, a full bathroom, a kitchen with a living area, and separate laundry rough-ins. Don't miss out on this opportunity—book your private showing by calling your favorite realtor today.