



**GRASSROOTS**  
REALTY GROUP

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**98 Tarawood Lane NE  
Calgary, Alberta**

**MLS # A2249325**



**\$510,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,250 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<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, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Refrigerator, Electric Stove, Range hood (Basement)

Welcome to this side by side duplex with LEGAL SUITE, perfect for first time home buyers or investors. Upon entering main floor features a good size living area, Kitchen, Dining area and 2pc bathroom. Upstairs you will find a primary bedroom with cheat door to 4pc bathroom and another 2 bedrooms. LEGAL SUITE offers one decent size bedroom, kitchen, Dining area, 4pc bathroom and laundry room. This duplex is located walking distance to Schools, Grocery Stores, Major Banks, Saddletown C-train Station, Bus Stops, Genesis Centre and much more. Call your realtor for private viewing.