



GRASSROOTS
REALTY GROUP

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949 Taradale Drive NE
Calgary, Alberta

MLS # A2250694



\$649,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,687 sq.ft.	Age:	2007 (18 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

FIRST TIME HOME BUYERS AND INVESTORS ALERT!MORTGAGE HELPER! 6 BED ,3.5 BATH! 2 BED 1 BATH LEGAL SUITE ! MAIN FLOOR BEDROOM!! \$1250 +40% UTILITIES! Welcome to this wonderful 2-storey detached home in the vibrant community of Taradale! Offering 1,687 sq. ft. of living space above grade plus a 2-bedroom LEGAL basement suite, this home is perfect for large families or those looking for a mortgage helper. Step inside to find 6 bedrooms and 3.5 bathrooms, including a main floor bedroom for added convenience for families with Elder parents. The open-concept living area features a cozy fireplace, and the bright kitchen is equipped with brand-new stainless steel appliances: refrigerator, electric stove, dishwasher, and washer/dryer. Upstairs, you'll enjoy a spacious bonus room, perfect for family gatherings or a home office. The fully finished basement offers a 2-bedroom LEGAL suite with SEPARATE ENTRANCE , SEPARATE LAUNDRY and a DEN room for added storage or office , providing excellent rental potential or private space for extended family. Outside, the home includes a double detached garage, PLUS an added parking pad as well for additional parking , a deck for summer BBQs, and a fenced yard. Located just steps from a bus stop and within walking distance to Ted Harrison School, this home combines comfort, convenience, and investment potential. Don't miss this opportunity — book your showing today!