



GRASSROOTS
REALTY GROUP

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12 Taravista Crescent NE
Calgary, Alberta

MLS # A2260889



\$624,000

Division:	Taradale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	960 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NONE

Beautiful 4-Level Split Home in Taradale | Fully Furnished Option | A/C Included Welcome to this spacious and sunny 4-level split home located in the heart of Taradale! With 4 bedrooms, 3 full bathrooms, and plenty of natural light, this well-maintained property is perfect for families, investors, or anyone looking for a move-in-ready . Enjoy the comfort of central air conditioning throughout the home, and relax in the bright, south-facing living room with large windows that fill the space with natural light. The smart layout includes an open main floor, plus a lower level featuring a cozy family room and a separate office—ideal for working from home or extra living space. This home also includes a double detached garage and a private backyard for outdoor enjoyment. Best of all, it be purchased fully furnished, just as you see it—complete with furniture, fixtures, and decor. Don't miss this rare opportunity to own a beautiful, air-conditioned home could be income-generating property since it was previously been used as Air bnb .