



GRASSROOTS
REALTY GROUP

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54 Taracove Road NE
Calgary, Alberta

MLS # A2265019



\$558,000

Division:	Taradale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	818 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: none

LEGAL SUITE BILEVEL.LOCATED IN THE HEART OF TARADALE, LIKE HALF BLOCK TO SCHOOLS,BUS ROUTE AND CLOSE TO SHOPPING AND ALL OTHER AMENITIES GENESIS CENTRE,LIBRARY,LRT STATION.THIS HOUSE IS LOADED WITH UPGRADES,LIKE GRANITE COUNTER TOPS AND UPGRADED BACK SPLASH ,VAULTED CEILING.HOUSE COMES WITH 2 BEDROOMS ON THE MAIN LEVEL AND 2 BEDROOM LEGAL SUITE IN THE BASEMENT WITH SEPARATE ENTRANCE. 2 SEPARATE LAUNDRIES. HUGE BACK YARD FEATURES A PRIVATE FENCED OFF AREA.IT IS GOOD FOR FIRST TIME BUYERS OR INVESTMENT PROPERTY.MAIN LEVEL IS RENTED FOR \$1500+60% UTILITIES. BASEMENT IS RENTED FOR \$1250+40% UTILITIES.IT IS VERY EASY TO SHOW BOTH UP AND DOWN.VERY CO-OPERATIVE PEOPLE LIVING UP AND DOWN . CAN BE SHOWN WITH COUPLE HOURS NOTICE. POSSESSION CAN BE QUICK IF YOU TAKE OVER TENANTS. BUT IF YOU WANT VACANT POSSESSION THEN IT COULD NE 90 DAYS OR NEGOTIABLE.