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144 Taradale Drive NE Calgary, Alberta

MLS # A2265786



\$549,900

| Division: | Taradale | | |
|-----------|-------------------|--------|-------------------|
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 814 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Carport | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Level | | |
| | | | |

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Linoleum, Vinyl **Condo Fee:** Roof: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Wood Frame R-G Foundation: **Poured Concrete Utilities:**

Features: No Animal Home, No Smoking Home, Vaulted Ceiling(s)

Inclusions: N/A

Attractive bi-level with developed basement, over 1400 SgFt of total developed space. This home offers vaulted ceilings, total 3 bedrooms, two up and one down. Generous family rooms, one up and one down, two full baths and spacious kitchen. Master bedroom with porch balcony. Fully finished one bedroom basement with separate entry. Newer roof and Siding 2019, Kitchen updated in 2022, bathroom updated, newer vinyl floors, new furnace and hot water thank. The paved rear lane leads to a double parking pad with enough room to build a double detached garage. Lots of value and opportunity in this home and conveniently located close to public transportation, schools, shopping and major road ways for easy access in and out of the neighborhood.