



GRASSROOTS
REALTY GROUP

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298 Taravista Street NE
Calgary, Alberta

MLS # A2273957



\$518,800

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,345 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions:	Shed in backyard
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Welcome to this fantastic opportunity in the vibrant and growing community of Taradale! This well-maintained home features an updated kitchen with stainless steel appliances and sleek granite countertops, perfect for both everyday living and entertaining. Beat the heat with the new air conditioning unit installed in 2024, keeping the home cool and comfortable all summer long. Step outside to enjoy the huge deck, ideal for summer evenings, BBQs, and relaxing with family and friends. The fully developed basement adds valuable additional living space, while the oversized garage offers plenty of room for parking, storage, or a workshop. With a developed basement, oversized garage, and A/C all included, this home is truly priced to sell and packed with value. Located in the heart of Taradale, you'll love being close to schools, parks, shopping, transit, and everyday amenities, making this a convenient and family-friendly location. Whether you're a first-time buyer, investor, or a growing family, this move-in ready home checks all the boxes. Don't miss this excellent opportunity to own a well-updated home at a great price in one of Calgary's most connected northeast communities!