



107 Taravista Street NE
Calgary, Alberta

MLS # A2279008



\$524,900

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|------------------|--|---------------|-------------------|
| Division: | Taradale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,106 sq.ft. | Age: | 2001 (25 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached, Garage Door Opener | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting | | |

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| Heating: | Forced Air, Natural Gas | 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: | No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows | | |

Inclusions: n/a

Welcome to this beautifully maintained two-storey home backing onto green space, featuring a fully developed basement (illegal suite) and an oversized double detached garage, located in the heart of the vibrant community of Taradale. The main level offers a bright open-concept living space flooded with natural light, creating a warm and welcoming atmosphere. The well-appointed kitchen features ample cabinetry and flows seamlessly into the dining area with peaceful backyard views. A convenient 2-piece powder room completes this level. Step outside to enjoy the large deck and fully fenced backyard, perfect for entertaining or relaxing year-round. Upstairs, you'll find a spacious primary bedroom, along with two additional generously sized bedrooms and a full bathroom, ideal for growing families. The fully developed basement (illegal suite) includes one bedroom, a full bathroom, and a kitchen, offering excellent potential for rental income or extended family living. Enjoy privacy, green space views, and quick access to schools, shopping, transit, parks, and all major amenities. An exceptional opportunity for homeowners and investors alike—don't miss out