



**GRASSROOTS**  
REALTY GROUP

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80 Taradale Drive S  
Calgary, Alberta

MLS # A2284760



**\$599,000**

Division:	Taradale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	939 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: None

Beautiful, immaculate, and bright bi-level home located in the desirable community of Taradale. The upper level features a functional open layout with a spacious living room, kitchen with dining area, and three generously sized bedrooms, all filled with natural light from large windows. The lower level offers an excellent live-up, rent-down opportunity, featuring a two-bedroom illegal suite with its own kitchen and full washroom. Enjoy summer gatherings in the fully fenced backyard with a large deck, perfect for BBQs and entertaining. This home is ideal for families or investors looking for comfort, space, and great value.