



GRASSROOTS
REALTY GROUP

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127 Tarawood Road NE
Calgary, Alberta

MLS # A2286105



\$499,900

Division:	Taradale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	807 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.69 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: Furniture & Basement Appliances: Washer, Dryer, Electric Stove, Range Hood, Refrigerator

CALLING ALL INVESTORS & FIRST-TIME HOME BUYERS - Welcome to this fantastic opportunity in the heart of Taradale — a Detached home offering flexibility, functionality, and income potential all under one roof. This well-maintained property features 4 BEDROOMS and 2 FULL BATHROOMS with a detached DOUBLE GARAGE, thoughtfully designed with 2 bedrooms upstairs and 2 bedrooms downstairs, making it ideal for families, multi-generational living, or investors looking for strong rental appeal. The main floor offers a bright and inviting living space filled with natural light, a spacious kitchen with ample cabinetry, and two comfortable bedrooms serviced by a full bath, a practical layout perfect for everyday living. Downstairs, you'll find a SEPARATE ENTRANCE leading to an illegal basement suite, complete with its own living area, separate laundry, kitchen, full bathroom, and 2 bedrooms. The lower level is currently tenant-occupied, generating generous income, providing immediate cash flow to help offset your mortgage or enhance your investment returns. Located in the vibrant community of Taradale, you're close to schools, parks, shopping, transit, and all essential amenities. Whether you're looking to live up and rent down, expand your portfolio, or secure a smart long-term investment, this property delivers value and versatility. Don't miss this opportunity, book your private showing today.