



**162 Taradale Drive NE**  
**Calgary, Alberta**

**MLS # A2292974**



**\$595,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,488 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** None

Cash-flow-potential property in the high-demand community of Taradale NE. This well-kept home offers a spacious living room, functional kitchen, dining area, and a main floor den/office. The upper level features three generous bedrooms, including a large primary bedroom with a 4-piece ensuite. The basement includes a two-bedroom (illegal) suite with a separate side entrance. The property is currently rented for \$2,150 (main floor) and \$1,150 (basement), with reliable tenants willing to stay long term &mdash; providing strong income potential from day one. A double detached garage and a rare oversized lot of approximately 4,607 sq ft add long-term value and future possibilities. Conveniently located within walking distance to Genesis Centre, schools, shopping, and public transit. A smart opportunity for investors or first-time buyers seeking affordable ownership with rental income.