



**123 Tarawood Road NE
Calgary, Alberta**

MLS # A2152086



\$614,999

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,369 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Street Lighting, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Storage		

Inclusions: N/A

4 BED 3.5 BATH | DOUBLE GARAGE | OPEN FLOOR PLAN | ILLEGAL SUITE | PRIME LOCATION | TENANT OCCUPIED | Welcome to this charming and meticulously maintained 4-bedroom, 3.5-bathroom home, offering a perfect blend of comfort and functionality. Situated in the desirable community of Taradale, this residence presents an exceptional living experience for families and investors alike. Step inside and be greeted with a warm cozy ambiance, highlighted by large windows that flood the home with natural light. The main floor boasts a spacious and inviting living room, perfect for relaxation and social gatherings. The functional kitchen, designed for efficiency with ample counter space and cabinetry. The upper level features three generously sized bedrooms, ensuring plenty of space for rest and privacy. A well appointed 4-piece and 3-piece bathroom complements the upper bedrooms offering convenience and style. The lower level houses a 1-bedroom illegal suite with a 3-piece bathroom and a separate walk-up entrance, ideal for generating rental income or providing additional living space. This also enhances the home's versatility, catering to various lifestyle needs. Whether you're a first-time homebuyer or an investor seeking a profitable rental property, this home offers exceptional value and potential. Enjoy the convenience of being close to all amenities, including schools, public transit, shopping, and recreational facilities. Don't miss out on this incredible opportunity. Schedule a viewing today and make this charming house your new home!