



**208 Tache Avenue NW
Calgary, Alberta**

MLS # A2155618



\$625,000

Division:	Thornccliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1966 (58 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Oversized, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows		

Inclusions: See above

Nestled in the Heart of Thornccliffe is where you will discover this hidden gem. This family home has a lot to offer including a fully developed basement with an illegal suite (not currently rented) plus there have been several upgrades over recent years such as: new vinyl windows and doors, shingles (10 years old), High Efficiency furnace approx 2 years old. There is hardwood floors on the main floor (living room area has been carpeted over), oak cupboards in the kitchen with an island creating an open concept. Huge recreational room down as well as a large primary bedroom with a walk-in closet. The private backyard boasts a massive two-level deck, firepit, RV parking plus a fabulous oversized heated garage! Located close to schools, shopping, parks and easy access to direct transportation to downtown or out of town.