



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

78 Taracove Way NE
Calgary, Alberta

MLS # A2202154



\$549,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,560 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Carpet

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

ATTENTION ALL INVESTORS/RENOVATORS/OPPORTUNITY SEEKERS! Handyman Special in need of some TLC. Great potential in the desirable community of Taradale. This home is awaiting your personal touches with the main floor offering a spacious living room with a fireplace, a kitchen, a formal dining area, and a convenient 2-piece bath with a laundry room. Upstairs, you'll find 3 bedrooms, including the primary suite with a 3-piece ensuite, large bonus room and a convenient 3-piece main bathroom. The partially finished basement offers an opportunity to add a secondary suite that would be subject to approval and permitting by the city/municipality. This is a prime location close to schools, shopping, and the Saddletowne train station.