



GRASSROOTS
REALTY GROUP

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232 Taracove Road NE
Calgary, Alberta

MLS # A2210442



\$550,000

Division:	Taradale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,189 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Other	Utilities:	-
Features:	Separate Entrance		

Inclusions: Basement: Electric Stove, Refrigerator, Range Hood

Welcome to this beautiful bi-level home in the heart of Taradale! The upper level features a spacious and bright living room, a well-appointed kitchen with ample cabinetry, and a dining area. The primary bedroom offers a closet and a private 4-piece ensuite, while two additional bedrooms and another full bathroom complete the main floor. The lower level, with its own separate entrance and windows, boasts an (illegal) basement suite featuring two bedrooms, a kitchen, a living area, a full bathroom, and shared laundry. The backyard includes 2 parking spaces. Conveniently located close to schools, parks, shopping, and transit. The basement can be rented—an excellent opportunity for investors or first-time buyers!