

# \$562,000 - 54 Taracove Road Ne, Calgary

MLS® #A2190222

**\$562,000**

4 Bedroom, 2.00 Bathroom, 818 sqft

Residential on 0.07 Acres

Taradale, Calgary, Alberta

LEGAL SUITE BILEVEL. LOCATED IN THE HEART OF TARADALE, LIKE HALF BLOCK TO SCHOOLS, BUS ROUTE AND CLOSE TO SHOPPING AND ALL OTHER AMENITIES GENESIS CENTRE, LIBRARY, LRT STATION. THIS HOUSE IS LOADED WITH UPGRADES, LIKE GRANITE COUNTER TOPS AND UPGRADED BACK SPLASH, VAULTED CEILING. HOUSE COMES WITH 2 BEDROOMS ON THE MAIN LEVEL AND 2 BEDROOM LEGAL SUITE IN THE BASEMENT WITH SEPARATE ENTRANCE. 2 SEPARATE LAUNDRIES. HUGE BACK YARD FEATURES A PRIVATE FENCED OFF AREA. IT IS GOOD FOR FIRST TIME BUYERS OR INVESTMENT PROPERTY. MAIN LEVEL IS RENTED FOR \$1500+60% UTILITIES. BASEMENT IS RENTED FOR \$1250+40% UTILITIES. IT IS VERY EASY TO SHOW BOTH UP AND DOWN. VERY CO-OPERATIVE PEOPLE LIVING UP AND DOWN. CAN BE SHOWN WITH COUPLE HOURS NOTICE. POSSESSION CAN BE QUICK IF YOU TAKE OVER TENANTS. BUT IF YOU WANT VACANT POSSESSION THEN IT COULD BE 90 DAYS OR NEGOTIABLE.

Built in 2003

## Essential Information

MLS® # A2190222

Price \$562,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	818
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	54 Taracove Road Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3j 5g7

### Amenities

Parking Spaces	5
Parking	Off Street

### Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Garden
Lot Description	Back Lane, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	January 26th, 2025
Days on Market	209
Zoning	R-G

## **Listing Details**

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.