

# \$549,000 - 78 Taracove Way Ne, Calgary

MLS® #A2202154

**\$549,000**

4 Bedroom, 4.00 Bathroom, 1,560 sqft

Residential on 0.08 Acres

Taradale, Calgary, Alberta

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.

Built in 2002

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2202154  |
| Price          | \$549,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,560     |
| Acres          | 0.08      |
| Year Built     | 2002      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 78 Taracove Way Ne |
| Subdivision | Taradale           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3J 5A3            |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Gas                                                    |
| Has Basement      | Yes                                                    |
| Basement          | Full, Partially Finished                               |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 37               |

Zoning

R-G

Listing Details

Listing Office

First Place Realty

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