

## 19 Taravista Gardens NE Calgary, Alberta

**MLS # A2237439**



**\$519,000**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                              |               |                   |
| <b>Type:</b>     | Residential/Duplex                    |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side       |               |                   |
| <b>Size:</b>     | 1,391 sq.ft.                          | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 4                                     | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Off Street                            |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot |               |                   |

|                    |                                 |                   |     |
|--------------------|---------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet                          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding             | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |     |

**Inclusions:** DISHWASHER, WASHER/DRYER, ELECTRIC COOKTOP, ELECTRIC OVEN, REFRIGERATOR (2)

Welcome to this well-maintained and inviting home—ideal for families or first-time buyers. Featuring 1 bedroom Illegal BASEMENT SUITE with a separate entrance. The main floor offers a bright and cozy living room, a functional kitchen equipped, a dining area, and a convenient powder room. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite complete with a walk-in closet and a private 4-piece ensuite. The additional two bedrooms share a full bathroom, perfect for children or guests. The BASEMENT features a bedroom, a recreation room, 3 PC bathroom and a kitchen. Monthly rent from the tenants (upstairs and basement) is \$2,850 excluding utilities and internet. Walking distance to Ted Harrison Junior High School. Located close to parks, public transportation, and a variety of amenities. Don't miss this fantastic opportunity to own a home with comfort, charm, and room to grow!