

50 Taravista Gardens NE
Calgary, Alberta

MLS # A2305021



\$450,000

Division:	Taradale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,249 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Flood Plain		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this well-located home in the heart of Taradale, just steps from Ted Harrison School and close to all essential amenities including shopping, parks, and transit. Situated on a rare nearly 4,000 sq. ft. lot in a quiet cul-de-sac with back alley access, this property offers both space and convenience—perfect for families or investors. The main floor features a functional layout with a bright living room, spacious kitchen, and a cozy breakfast nook, along with a welcoming foyer and a convenient 2-piece bathroom. Upstairs, you’ll find two well-sized bedrooms, a 4-piece bathroom, and a comfortable primary bedroom complete with a walk-in closet. The basement offers a unique open-to-above design connecting to the main floor, along with a versatile recreation room—ideal for additional living space, a home office, or entertainment area. As a duplex with a generous front and oversized backyard, this home provides excellent outdoor space and future potential in a highly desirable location.