

19 Taravista Gardens NE
Calgary, Alberta

MLS # A2309796



\$469,000

Division:	Taradale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,391 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

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

Inclusions: Dishwasher, Electric Cooktop, Electric Oven, Refrigerator Washer/Dryer

OPEN HOUSE SAT MAY 23rd - 3 pm to 5 pm. 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. Light fixtures are upgraded. The stove, range hood fan, fridge, washer are new. The BASEMENT features a bedroom, a recreation room, 3 PC bathroom and a kitchen. Excellent opportunity with back lane access and the potential to build a second unit and garage. 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!