

149 Taravista Street NE
Calgary, Alberta

MLS # A2237564



\$549,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,379 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, Rear Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Fire Extinguishers. Furniture Negotiable

Welcome to this beautifully maintained detached home, nestled in the vibrant and family-friendly community of Taradale! This charming property showcases an open-concept floor plan that seamlessly connects the spacious living room, dining area, and a bright, well-appointed kitchen. The kitchen features stainless steel appliances, a central island, and a convenient pantry — all flooded with natural light thanks to extra windows throughout the main floor. A handy 2-piece bathroom completes this level. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and direct access (cheater door) to a full 4-piece bathroom. Two additional bedrooms provide the perfect space for family, guests, or a home office. The unfinished basement offers endless possibilities for future development, allowing you to customize it to suit your needs. Outside, enjoy a fully fenced and landscaped backyard — perfect for entertaining or relaxing in privacy. There's additional parking at the back of the property, plus a dedicated space ready for your future garage or garage suite (with city permits), providing an excellent opportunity to generate extra cash flow. This home also features many recent upgrades, including a new Class 4 impact-resistant roof, new siding, new gutters, and fresh exterior paint — all making it truly move-in ready for the next family. Located just minutes from public transit, shopping centers, schools, and parks, this home offers the perfect blend of comfort, convenience, and community. Don't miss your chance to make this wonderful home yours in one of Calgary's most accessible neighborhoods!