

187 Taravista Street NE  
Calgary, Alberta

MLS # A2276784



**\$559,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                           |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | 2 Storey                           |               |                   |
| <b>Size:</b>     | 1,218 sq.ft.                       | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Off Street |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard   |               |                   |

|                    |                          |                   |     |
|--------------------|--------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Vinyl Plank    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home          |                   |     |

**Inclusions:** n/a

Experience the pride of ownership in this meticulously maintained two-storey home, featuring fresh interior paint and a fully finished basement. Ideally located on a quiet, family-friendly street, this property offers both comfort and convenience. Enter into a bright and spacious living room, bathed in natural light from a large picture window—perfect for relaxation or entertaining guests. The well-appointed kitchen provides ample cabinetry, a convenient pantry, and a central island that opens seamlessly to a cozy dining nook. Patio doors lead to a generous deck overlooking the private backyard, creating an ideal setting for summer barbecues and outdoor gatherings. Ascend the newly installed vinyl plank flooring on the stairs (completed December 2025) to the upper level, where you will find an expansive primary bedroom with a walk-in closet and direct access via a cheater door to a 4-piece bathroom equipped with a new Panasonic exhaust fan featuring quiet operation. Two additional generously sized bedrooms complete this floor, providing ample space for family members or guests. The fully finished basement expands the living space with a comfortable family room, an additional bedroom—suitable for teenagers, extended family, or a home office—and a full bathroom (updated December 2025). Notable updates include: New window blinds (October 2023) Washer/Dryer(2022) Newer roof and siding (November 2024) Concrete pathway leading to the fully fenced, low-maintenance backyard with no grass (June 2025) Double detached garage. Enjoy an exceptional location within close proximity to schools, playgrounds, walking paths, LRT and public transit, shopping, and all essential

amenities. This move-in-ready home combines modern updates with timeless appeal. Contact us today to schedule your private viewing.