

# \$625,000 - 177 Taracove Road Ne, Calgary

MLS® #A2224690

**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,370 sqft

Residential on 0.07 Acres

Taradale, Calgary, Alberta

**LOCATION! LOCATION! LOCATION!**

Investors or First Time Home Buyers Alert!

Welcome to the Fully Finished, 1960 Sqft of Total Living Space, Walk-out House in the

sought after Community of Taradale NE

Calgary. This Freshly Painted Home Also

Come with FREE ONLY A YEAR OLD,

SOLAR SYSTEM VALUE OF \$22k THAT

SELLERS INSTALL IN 2024. THAT IS HUGE

BONUS TO THE NEW LUCKY BUYERS. This

East Facing, Very Bright 3 bedrooms and 2.5

Baths Home has a bright (like main floor) one

bedroom Illegal basement suite to generate

extra income by renting. This home boast a

large Foyer, a Huge, bright and impressive

living room with east facing Bay Windows,

beautiful kitchen & large sunny dining space

and half bath on main floor. Upstairs you will

find the bright and large master bedroom with

the 4 pcs en-suite 4 pcs common bathroom

and other two good size sunny bedrooms. A

large west facing sunny deck always attracts

you to enjoy your summer BBQ and views. A

Very Conveniently Located this home is very

easy and convenience to live up and to rent its

basement or rent main floor too(if you want) as

it is surrounded by all the lake, walkways,

schools, Playgrounds, Recreational facilities,

groceries stores, shopping Plazas and Public

Transit Stops. Such as 2-3 minutes walk to

Taradale School on its left and Our Lady of

Fatima Catholic School on its right side. Ted

Harrison Middle School is just few minutes

walk. The most popular Nelson Mandela



Senior High School and the YMCA Genesis Centre (City's Recreational Centre) are just 10 minute walk or 5 minutes Drive. Public Bus Stop is just front of the house that takes you Saddle Town Train Station in around in 5 minutes. A Great Saddle Town Circle Plaza located in just 10 minutes walk or 3 minutes drive is everything for you for your daily activities; groceries, shoppings and bankings etc. FYI: Basement is Rented tothe Nice People in \$1200/m Rent. Please, knock the door to get access into Basement as tenants might be inside or sleeping. This Home Won't Last. Please, Book Your Showing With Your Favourite Realtor Today. "Good Luck"

Built in 2004

### **Essential Information**

MLS® #	A2224690
Price	\$625,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,370
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	177 Taracove Road Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5A4

## Amenities

Parking	Off Street
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## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Garden, Playground, Private Entrance, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 26th, 2025
Days on Market	14
Zoning	R-G

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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