

# \$679,999 - 117 Taracove Crescent Ne, Calgary

MLS® #A2213296

**\$679,999**

5 Bedroom, 4.00 Bathroom, 1,857 sqft

Residential on 0.09 Acres

Taradale, Calgary, Alberta

Spacious 2-Bedroom Basement with Private Entrance – Prime Location!

This well-maintained family home features a total of 5 bedrooms and 3.5 bathrooms, including a 2-bedroom, 1 full bath illegal basement with a separate entrance and brand new laminate flooring being installed.

Full kitchen in the basement

Shared laundry located in the heated garage

Upstairs (3 bed + bonus room, 2.5 bath) currently rented – basement is vacant and ready for move-in

Enjoy living in a beautiful 1857 sqft home just steps away from a scenic lake and walking paths, perfect for family outings.

Prime Location:

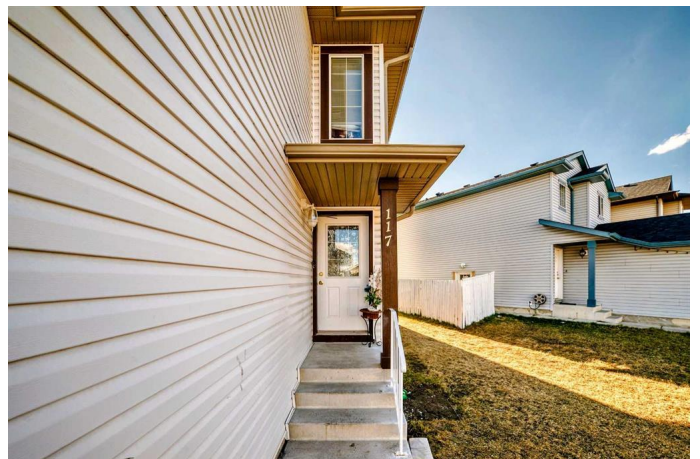
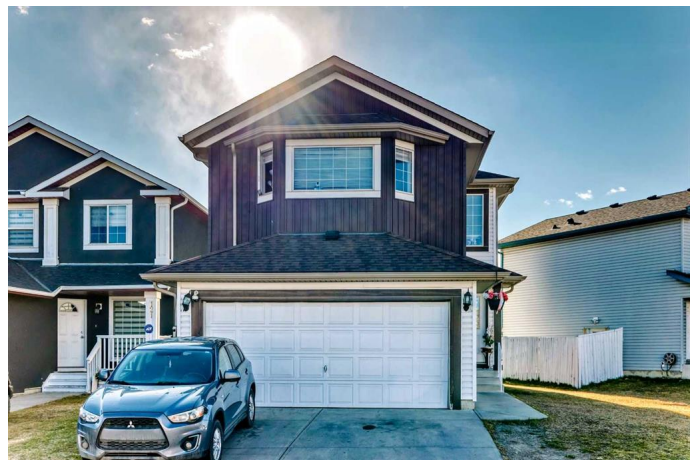
Close to Genesis Centre and Saddle Towne LRT Station

Near major banks: Scotiabank, RBC, TD

Shopping nearby: Chalo FreshCo

Walkable access to doctor's clinics, restaurants, and Boston Pizza

Great opportunity for small families or working



professionals.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2213296    |
| Price          | \$679,999   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,857       |
| Acres          | 0.09        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 117 Taracove Crescent Ne |
| Subdivision | Taradale                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3J4R2                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Separate Entrance                                                                                    |
| Appliances        | Built-In Oven, Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                           |
| Cooling           | Central Air                                                                                          |
| Fireplace         | Yes                                                                                                  |

|                 |                                |
|-----------------|--------------------------------|
| # of Fireplaces | 1                              |
| Fireplaces      | Gas                            |
| Has Basement    | Yes                            |
| Basement        | Exterior Entry, Finished, Full |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | None                                                                  |
| Lot Description   | Back Yard, Reverse Pie Shaped Lot, See Remarks, Street Lighting, Lake |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Vinyl Siding, Wood Frame                                              |
| Foundation        | Poured Concrete                                                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 16               |
| Zoning         | R-G              |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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