

# \$550,000 - 54 Taracove Road Ne, Calgary

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MLS® #A2265019

**\$550,000**

4 Bedroom, 2.00 Bathroom, 818 sqft

Residential on 0.07 Acres

Taradale, Calgary, Alberta

RENOVATED BI LEVEL WITH NEW CARPETS,LVP AND PAINT.LEGAL SUITE BILEVEL.LOCATED IN THE HEART OF TARADALE, LIKE HALF BLOCK TO SCHOOLS,BUS ROUTE AND CLOSE TO SHOPPING AND ALL OTHER AMENITIES GENESIS CENTRE,LIBRARY,LRT STATION.THIS HOUSE IS LOADED WITH UPGRADES,LIKE GRANITE COUNTER TOPS AND UPGRADED BACK SPLASH ,VAULTED CEILING.HOUSE COMES WITH 2 BEDROOMS ON THE MAIN LEVEL AND 2 BEDROOM LEGAL SUITE IN THE BASEMENT WITH SEPARATE ENTRANCE. 2 SEPARATE LAUNDRIES. HUGE BACK YARD FEATURES A PRIVATE FENCED OFF AREA.IT IS GOOD FOR FIRST TIME BUYERS OR INVESTMENT PROPERTY.MAIN LEVEL IS RENTED FOR \$1500+60% UTILITIES. BASEMENT IS RENTED FOR \$1250+40% UTILITIES.IT IS VERY EASY TO SHOW BOTH UP AND DOWN.VERY CO-OPERATIVE PEOPLE LIVING UP AND DOWN . CAN BE SHOWN WITH COUPLE HOURS NOTICE. POSSESSION CAN BE QUICK IF YOU TAKE OVER TENANTS. BUT IF YOU WANT VACANT POSSESSION THEN IT COULD NE 90 DAYS OR NEGOTIABLE.

Built in 2003

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2265019    |
| Price          | \$550,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 818         |
| Acres          | 0.07        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 54 Taracove Road Ne |
| Subdivision | Taradale            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | t3j 5g7             |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 5          |
| Parking        | Off Street |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Full                                                                      |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Garden                        |
| Lot Description   | Back Lane, Garden, Landscaped |
| Roof              | Asphalt Shingle               |
| Construction      | Vinyl Siding, Wood Frame      |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  October 16th, 2025

Days on Market            23

Zoning                        R-G

### **Listing Details**

Listing Office                Royal LePage METRO



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