

\$665,000 - 117 Taracove Crescent Ne, Calgary

MLS® #A2213296

\$665,000

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:

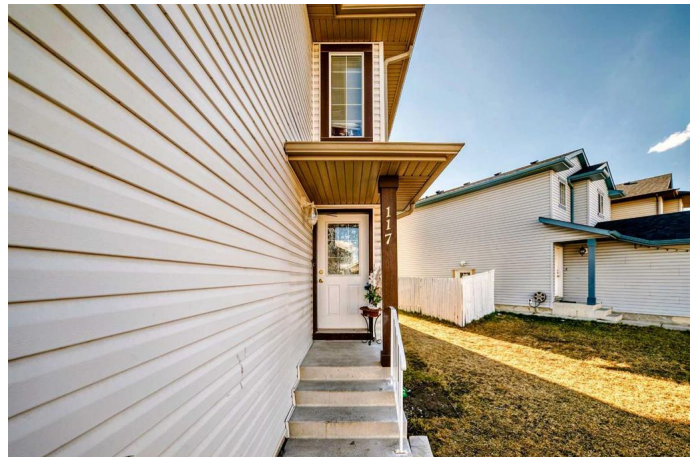
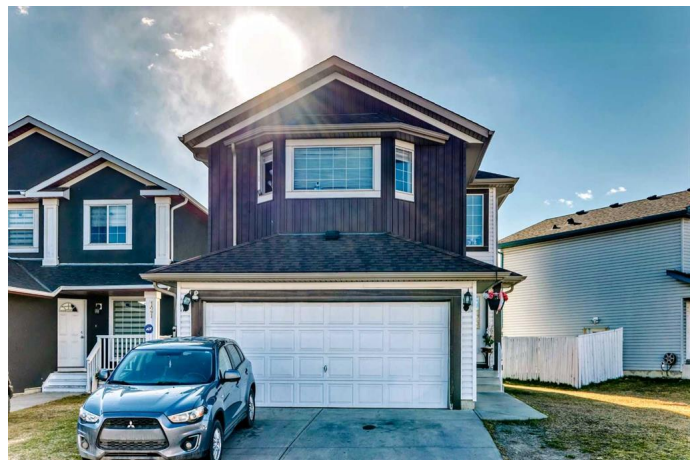
Close to Genesis Centre and Saddle Towne LRT Station

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 | \$665,000 |
| 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 | 58 |
| Zoning | R-G |

Listing Details

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

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