

# \$485,000 - 86 Taravista Gardens Ne, Calgary

MLS® #A2205330

**\$485,000**

3 Bedroom, 2.00 Bathroom, 1,242 sqft  
Residential on 0.10 Acres

Taradale, Calgary, Alberta

Priced to SELL on a Large Lot!! Meticulously well kept & CLEAN! Semi Detached with beautiful updates in Taradale! On a pie shaped lot with double car port and RV parking in the rear. This 3 bedroom 1.5 bath home in a quiet cut-de-sac is waiting for its new owner to continue to create wonderful memories! Plenty of morning light floods the Large kitchen with S/S appliances, (hood fan exempt) plenty of cupboard and counter space and a corner sink overlooking the large backyard! Spacious dining area for intimate or family gatherings. Main floor living room offers enough space for a large sectional and additional furniture if needed. Laundry is found in the main floor 2 piece bathroom with plenty of built in cabinetry. Upstairs you'll find 3 bedrooms, Primary offers a sizeable space, feature wall and huge walk in closet. Main bath offers a defog mirror and plenty of storage space in the vanity for all of your extras without the clutter. Partially finished downstairs offers a rec room, rough in plumbing, and a sizeable utility room for all that extra storage!. Walk out on to your elevated deck to enjoy your summers, which also features a fire pit in the back yard! Close to schools, shopping, main routes and amenities! Carpet and shingles replaced in 2018.

Built in 2000

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2205330               |
| Price          | \$485,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,242                  |
| Acres          | 0.10                   |
| Year Built     | 2000                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 86 Taravista Gardens Ne |
| Subdivision | Taradale                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 4K9                 |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4                                      |
| Parking        | Off Street, RV Access/Parking, Carport |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Built-in Features |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings             |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Fire Pit  |
| Lot Description   | Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Pie Shaped |

|              |                          |
|--------------|--------------------------|
|              | Lot                      |
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 117             |
| Zoning         | R-G             |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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