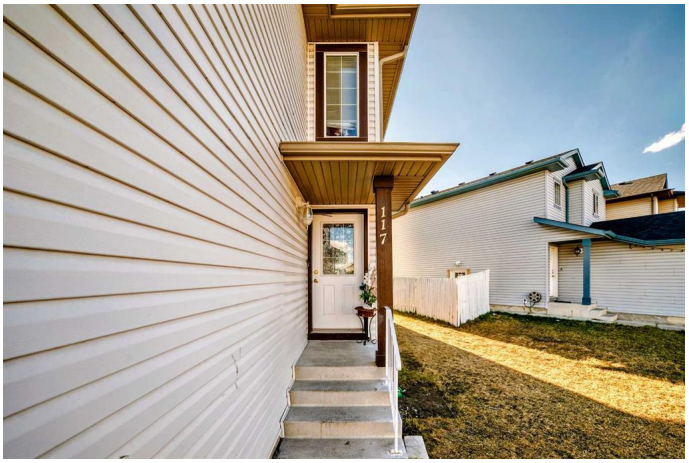
# $699,999 - 117 Taracove Crescent Ne, Calgary

MLS® #A2213296

**$699,999**
5 Bedroom, 4.00 Bathroom, 1,857 sqft
Residential on 0.09 Acres



Taradale, Calgary, Alberta

Spacious 2-Bedroom Basement with Private Entrance â€“ 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 â€“ 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 doctorâ€™s clinics, restaurants, and Boston Pizza

Great opportunity for small families or working

professionals.

Built in 2002

## Essential Information

| | |
|---|---|
| MLS® # | A2213296 |
| Price | $699,999 |
| 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, See Remarks, Street Lighting, Lake, Reverse Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | April 19th, 2025 |
| Days on Market | 12 |
| Zoning | R-G |

## Listing Details

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

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