

\$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 – 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:

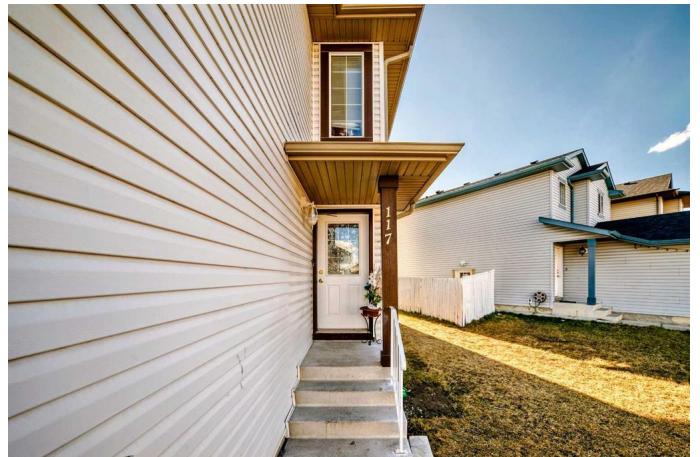
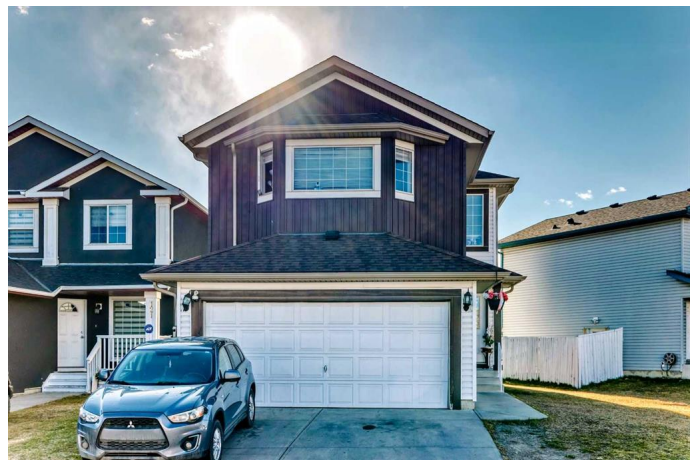
Close to Genesis Centre and Saddle Towne LRT Station

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	\$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	11
Zoning	R-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.