

# \$549,900 - 149 Taravista Street Ne, Calgary

MLS® #A2237564

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,379 sqft

Residential on 0.11 Acres

Taradale, Calgary, Alberta

Of course! Here's a polished, reader-friendly rephrased version with your requested additions:

?

Welcome to this beautifully maintained detached home, nestled in the vibrant and family-friendly community of Taradale!

This charming property showcases an open-concept floor plan that seamlessly connects the spacious living room, dining area, and a bright, well-appointed kitchen. The kitchen features stainless steel appliances, a central island, and a convenient pantry – all flooded with natural light thanks to extra windows throughout the main floor. A handy 2-piece bathroom completes this level.

Upstairs, you'll find a spacious primary bedroom with a walk-in closet and direct access (cheater door) to a full 4-piece bathroom. Two additional bedrooms provide the perfect space for family, guests, or a home office.

The unfinished basement offers endless possibilities for future development, allowing you to customize it to suit your needs.

Outside, enjoy a fully fenced and landscaped backyard – perfect for entertaining or relaxing in privacy. There's additional



parking at the back of the property, plus a dedicated space ready for your future garage or garage suite (with city permits), providing an excellent opportunity to generate extra cash flow.

This home also features many recent upgrades, including a new Class 4 impact-resistant roof, new siding, new gutters, and fresh exterior paint – all making it truly move-in ready for the next family.

Located just minutes from public transit, shopping centers, schools, and parks, this home offers the perfect blend of comfort, convenience, and community.

Don’t miss your chance to make this wonderful home yours in one of Calgary’s most accessible neighborhoods!

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237564    |
| Price          | \$549,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,379       |
| Acres          | 0.11        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 149 Taravista Street Ne |
| Subdivision | Taradale                |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3J4S3  |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Off Street, Parking Pad, Rear Drive |
| # of Garages   | 2                                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Water Purifier |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                              |
| Lot Description   | Back Lane, Landscaped, Pie Shaped Lot     |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 10th, 2025 |
| Zoning      | R-G             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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