

# \$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 Suite 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:

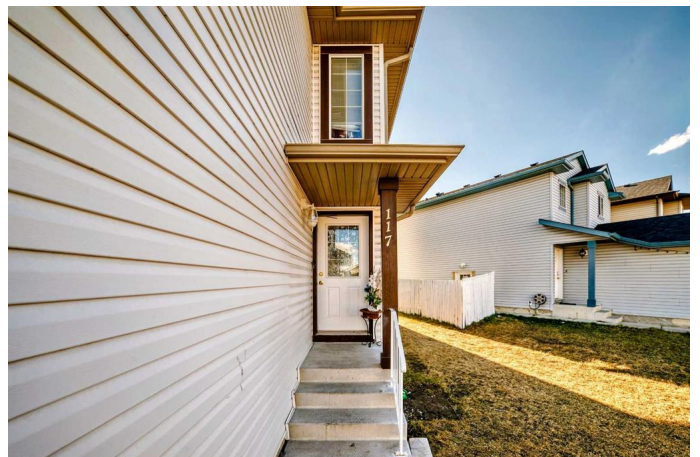
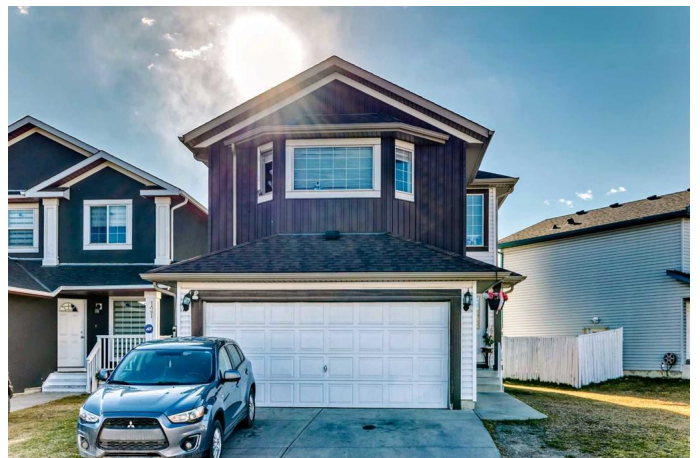
Close to Genesis Centre and Saddle Towne LRT Station

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, Lake, See Remarks, Street Lighting, 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	3
Zoning	R-G

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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