

98 Tarawood Lane NE
Calgary, Alberta

MLS # A2249325



\$510,000

Division:	Taradale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,250 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Refrigerator, Electric Stove, Range hood (Basement)

Welcome to this side by side duplex with LEGAL SUITE, perfect for first time home buyers or investors. Upon entering main floor features a good size living area, Kitchen, Dining area and 2pc bathroom. Upstairs you will find a primary bedroom with cheat door to 4pc bathroom and another 2 bedrooms. LEGAL SUITE offers one decent size bedroom, kitchen, Dinning area, 4pc bathroom and laundry room. This duplex is located walking distance to Schools, Grocery Stores, Major Banks, Saddletown C-train Station, Bus Stops, Genesis Centre and much more. Call your realtor for private viewing.