

# \$409,800 - 227 Taracove Place Ne, Calgary

MLS® #A2214036

**\$409,800**

2 Bedroom, 2.00 Bathroom, 1,340 sqft

Residential on 0.05 Acres

Taradale, Calgary, Alberta

HOME SWEET HOME! Welcome to this charming, FRESHLY UPDATED 2 bedroom plus den WALKOUT TOWNHOUSE with an attached garage, nestled in the heart of Taradale offering amazing value! Perfect for first-time buyers and savvy investors, this PET FRIENDLY gem offers both comfort and convenience in a vibrant community setting. Step inside to discover a bright and airy open-concept living space, enhanced by brand-new vinyl plank flooring throughout. The spacious living room is flooded with natural light thanks to oversized windows and flows effortlessly into the dining area and gourmet kitchen. The kitchen is a dream, featuring ample cabinetry, a large pantry, and brand-new stainless steel appliances. Enjoy your morning coffee or unwind in the evening on the private balcony overlooking a peaceful green space, with easy access to the shopping plaza just behind. Upstairs, a generous den offers the perfect flex space for a home office, family room, bonus room or play area. You'll also find two spacious bedrooms, each with large closets, and a wonderful 4 piece bathroom. The walkout basement is ready for your personal touch, with framing and rough-ins already in place for a future bathroom. There is a ton of space for storage and to be utilized as a recreation room. The laundry area is conveniently located in the basement as well. Located close to all major amenities just a short walk from Genesis Centre, Saddletowne Crossing, schools,



restaurants, and public transit, this home offers unbeatable convenience. Don't miss out, book your private viewing of this GEM today!

Built in 2002

### Essential Information

MLS® #	A2214036
Price	\$409,800
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,340
Acres	0.05
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	227 Taracove Place Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4T3

### Amenities

Amenities	Trash
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows
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Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscape, Treed, Views, Gentle Sloping
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	2
Zoning	M-1

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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