

# \$659,000 - 99 Taravista Street Ne, Calgary

MLS® #A2205359

**\$659,000**

4 Bedroom, 4.00 Bathroom, 1,669 sqft

Residential on 0.08 Acres

Taradale, Calgary, Alberta

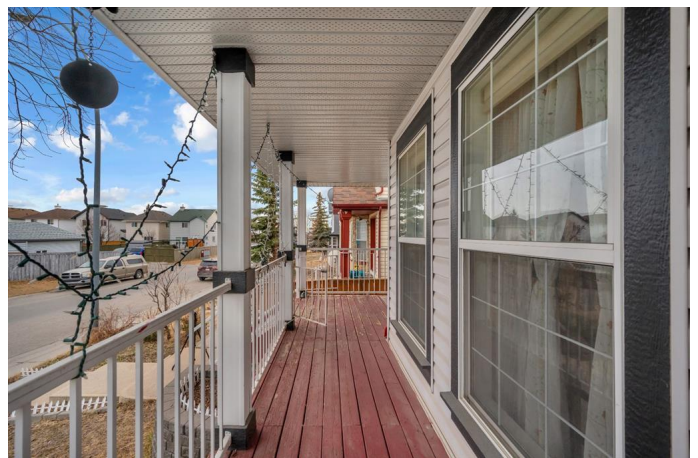
Spacious 4-Bedroom Home with Modern Upgrades – Ideal for First-Time Buyers or Investors

Nestled on a quiet street with a desirable west-facing backyard, this beautifully maintained home offers both comfort and convenience – just minutes from public transportation and local amenities.

Boasting 4 spacious bedrooms and 3.5 bathrooms, this home includes a primary suite complete with closet and a private ensuite added in 2020. The open-concept main floor is designed for both everyday living and entertaining, featuring a bright living room, a modern kitchen with stainless steel appliances, a large island with raised breakfast bar, and a formal dining area.

The fully finished basement extends your living space with a generous family/rec room, a fourth bedroom, a full bathroom, and a functional utility room – perfect for guests, a home office, or extended family.

Outside, the fully fenced backyard features a large poured concrete patio, ideal for outdoor entertaining or quiet evenings at home. This property also includes a double detached garage and convenient alley access with green space at the rear, offering both privacy and added functionality.



Recent Upgrades & Features Include:

- Outdoor Shed (2017)
- Primary Ensuite Addition (2020)
- Detached Garage with Additional Shed (2020)
- Cemented Exterior Stairs (2020)
- Landscaped Garden (2020)
- New Hot Water Tank
- New Furnace (2021)
- Central Air Conditioning (2022)
- New Blinds Throughout (2024)
- Laminate Basement Flooring (2021)
- New Washer & Dryer (2019)
- Electric Cooktop Stove (2019)

This move-in ready home is a rare find offering excellent value, thoughtful upgrades, and a location that balances tranquility with accessibility. Don't miss the opportunity to make it yours!

Built in 2001

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205359    |
| Price          | \$659,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,669       |
| Acres          | 0.08        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 99 Taravista Street Ne |
| Subdivision | Taradale               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J4S3                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home, Pantry, Smart Home, Walk-In Closet(s)                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer |
| Heating           | Central                                                                                                                       |
| Cooling           | Central Air                                                                                                                   |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Finished, Full                                                                                                                |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Balcony, Courtyard, Garden, Private Yard                       |
| Lot Description   | Backs on to Park/Green Space, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                |
| Construction      | Concrete, Vinyl Siding                                         |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 12               |
| Zoning         | R-G              |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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