

**98 Tarawood Lane NE
Calgary, Alberta**

MLS # A2249325



\$510,000

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|------------------|--|---------------|-------------------|
| 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 | | |

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|--------------------|---------------------------------|-------------------|-----|
| 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, Dining 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.