



## 54 Taracove Road Calgary Alberta

\$562,000

LEGAL SUITE BILEVEL. LOCATED IN THE HEART OF TARADALE, LIKE HALF BLOCK TO SCHOOLS, BUS ROUTE AND CLOSE TO SHOPPING AND ALL OTHER AMENITIES GENESIS CENTRE, LIBRARY, LRT STATION. THIS HOUSE IS LOADED WITH UPGRADES, LIKE GRANITE COUNTER TOPS AND UPGRADED BACK SPLASH, VAULTED CEILING. HOUSE COMES WITH 2 BEDROOMS ON THE MAIN LEVEL AND 2 BEDROOM LEGAL SUITE IN THE BASEMENT WITH SEPARATE ENTRANCE. 2 SEPARATE LAUNDRIES. HUGE BACK YARD FEATURES A PRIVATE FENCED OFF AREA. IT IS GOOD FOR FIRST TIME BUYERS OR INVESTMENT PROPERTY. MAIN LEVEL IS RENTED FOR \$1500+60% UTILITIES. BASEMENT IS RENTED FOR \$1250+40% UTILITIES. IT IS VERY EASY TO SHOW BOTH UP AND DOWN. VERY CO-OPERATIVE PEOPLE LIVING UP AND DOWN. CAN BE SHOWN WITH COUPLE HOURS NOTICE. POSSESSION CAN BE QUICK IF YOU TAKE OVER TENANTS. BUT IF YOU WANT VACANT POSSESSION THEN IT COULD BE 90 DAYS OR NEGOTIABLE. (id:6769)

Bedroom 4.24 M x 2.62 M

3pc Bathroom Measurements not available

Living room 2.82 M x 2.79 M

Bedroom 3.45 M x 2.74 M

Kitchen 4.60 M x 2.60 M

Primary Bedroom 4.34 M x 3.18 M

Kitchen 2.74 M x 2.72 M

Living room 3.38 M x 3.12 M

Bedroom 3.15 M x 2.69 M

Dining room 3.05 M x 3.05 M

4pc Bathroom Measurements not available

Listing Presented By:



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