

# \$519,000 - 19 Taravista Gardens Ne, Calgary

MLS® #A2237439

**\$519,000**

4 Bedroom, 4.00 Bathroom, 1,391 sqft

Residential on 0.06 Acres

Taradale, Calgary, Alberta

Welcome to this well-maintained and inviting home—ideal for families or first-time buyers. Featuring 1 bedroom Illegal BASEMENT SUITE with a separate entrance. The main floor offers a bright and cozy living room, a functional kitchen equipped, a dining area, and a convenient powder room. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite complete with a walk-in closet and a private 4-piece ensuite. The additional two bedrooms share a full bathroom, perfect for children or guests. The BASEMENT features a bedroom, a recreation room, 3 PC bathroom and a kitchen. Monthly rent from the tenants (upstairs and basement) is \$2,850 excluding utilities and internet. Walking distance to Ted Harrison Junior High School. Located close to parks, public transportation, and a variety of amenities. Don't miss this fantastic opportunity to own a home with comfort, charm, and room to grow!

Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2237439  |
| Price          | \$519,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,391     |



|            |                        |
|------------|------------------------|
| Acres      | 0.06                   |
| Year Built | 2001                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 19 Taravista Gardens Ne |
| Subdivision | Taradale                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 4K8                 |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                         |
| Appliances        | Dishwasher, Electric Oven, Refrigerator, Washer/Dryer, Electric Cooktop |
| Heating           | Central                                                                 |
| Cooling           | None                                                                    |
| Has Basement      | Yes                                                                     |
| Basement          | Finished, Full                                                          |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Stone, Vinyl Siding                   |
| Foundation        | Poured Concrete                       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 119            |
| Zoning         | R-G            |

### **Listing Details**

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