



\$ 399,999.00

## 55 TARARIDGE PLACE NE CALGARY

<https://paulbrinton.com>

DO NOT BE CONFUSED UPSTAIRS HAVE 2 BED ROOM  
IN THIS HOUSE. BUT 3 BED ROOMS ABOVE  
GRADE. BACK TO MARKET WITH MORE NEW  
UPGRADE, NEW PAINT, BASEBOARD, TRIM THROUGH  
OUT MAINT FLOOR. HOUSE IS NOW ALMOST FULLY  
RENOVATED. open house coming NOVEMBER 6TH  
AND 7TH saturday and sunday 2 to 4...

- 4 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 4 Level Split

**MLS ® #:** A1158287

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-20 18:34:14

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 11/04/21

**Lot size:** 4036 sq ft

**Year built:** 1984

**Parking:** Carport, Off Street

## PROPERTY FEATURES

**Total Parking:** 2

**Flooring:** Laminate,Linoleum

**Community Features:** Park,Schools  
Nearby,Playground,Shopping Nearby

**Fencing:** Fenced

**Cooling:** Other

**Interior Features:** Ceiling Fan(s),Granite  
Counters,Kitchen Island,No Animal Home,No  
Smoking Home,Open  
Floorplan,Pantry,Storage

**Roof Type:** Asphalt Shingle

**Fireplace:** 1

**Fireplace Features:** Wood Burning

**Exterior Features:** Playground,Storage

**District:** CAL Zone NE

**Inclusions:** none

**Lot Features:** Back Lane,Back Yard,Backs  
on to Park/Green Space,Level

**Heating Type:** ENERGY STAR Qualified  
Equipment,Natural Gas

## PROPERTY INFORMATION



**Basement:** Finished, Separate/Exterior Entry **Levels:** 4 Level Split  
, Suite, Walk-Out

**Laundry features:** In Unit

**Zoning:** R-1

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 236.13

**Title Land:** Fee Simple

**Photo Count:** 49

**Rooms Above Grade:** 7

**Unit Exposure:** NE

**Construction Materials:** Vinyl Siding, Wood Frame **Suite:** Suite - Illegal

**Foundation:** Poured Concrete

**Frontage Metres:** 12.67M 41`7"

**Appliances:** Dryer, Electric Stove, Refrigerator, Washer

**Living Area SF:** 1694.00

**Subdivision Name:** Taradale

**Structure Type:** House

**Lot Size Acres:** 0.09

**Restrictions:** None Known

