

# \$669,000 - 99 Taravista Street Ne, Calgary

MLS® #A2205359

**\$669,000**

4 Bedroom, 4.00 Bathroom, 1,669 sqft

Residential on 0.08 Acres

Taradale, Calgary, Alberta

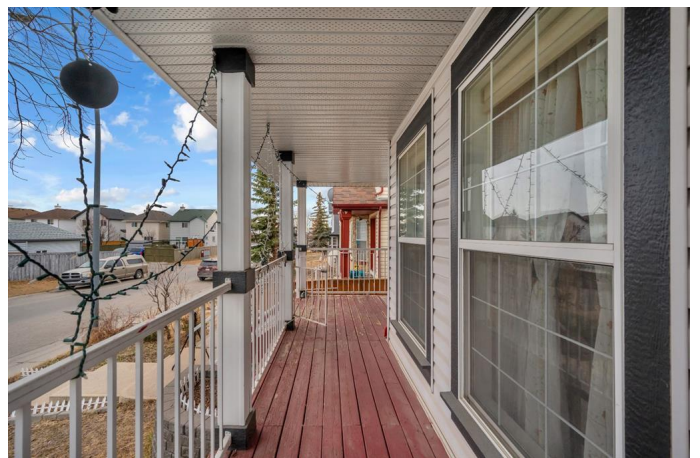
Spacious 4-Bedroom Home with Modern Upgrades – Ideal for First-Time Buyers or Investors

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          | \$669,000   |
| 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 High Ceilings, No Animal Home, Pantry, Walk-In Closet(s), Breakfast Bar, Smart Home  
Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Electric Range, Garage Control(s)  
Heating Central  
Cooling Central Air  
Has Basement Yes  
Basement Finished, Full

### Exterior

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

### Additional Information

Date Listed April 19th, 2025  
Days on Market 6  
Zoning R-G

### Listing Details

Listing Office Diamond Realty & Associates LTD.

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