

Ask



“Will This Property Make a Good Rental/Investment Property?”



83 Tarington Road NE

Calgary, Alberta T3J 3x1



\$370,900.00

Active

Residential Property, Detached, in the Taradale Subdivision

Beds 4

SqFt 1,344

Style 2 Storey

Total Baths 4
Year Built 1999

VERY NEAT AND CLEAN HOUSE WITH 3+1 BEDROOMS 3.5 BATHROOMS. MAIN FLOOR LIVING ROOM WITH BAY WINDOW AND ELECTRIC FIRE PLACE. LAUNDRY AND HALF BATH ON THE MAIN LEVEL. KITCHEN WITH PANTRY, ISLAND AND WHITE APPLIANCES AND DINING ROOM. UPPER LEVEL WITH 3 GOOD SIZE BEDROOMS. MASTER WITH WALK-IN CLOSET AND JETTED TUB AND SHOWER AND BAY WINDOW. TWO OTHER BEDROOMS WITH ATTACHED JACK AND JILL BATH. FULLY FINISHED BASEMENT WITH BEDROOM, FULL BATH AND LIVING ROOM. OVER SIZE 24x24 DOUBLE DETACHED HEATED GARAGE [GARAGE HEATER IN AS IS CONDITION]. HUGE DECK ON THE BACK. CLOSE TO ALL THE AMENITIES LIKE BUS, SCHOOL, SHOPPING. OVER 1900 SF. FT. DEVELOPED LIVING AREA. VERY EASY TO SHOW. SHOWS PRIDE OF OWNERSHIP, WILL NOT LAST AT THIS PRICE. QUICK POSSESSION AVAILABLE. PLEASE FOLLOW ALL THE COVID -19 RULES FROM THE CREB AND RECA TKS.

TARADALE APARTMENT RENTAL STATS

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Apartments	3	\$1245	\$1350	\$1298
Basements	4	\$650	\$800	\$725
Condos	8	\$1000	\$1300	\$1233
Duplexes	1	\$1250	\$1250	\$1250
Houses	6	\$1500	\$1800	\$1666
Main Floors	3	\$1075	\$1500	\$1291
Shared	2	\$420	\$450	\$435
Total Rentals	27	\$420	\$1800	\$1209

RENTABILITY SCORE

NEIGHBORHOOD	★ ★ ★ ★ ★
TRANSPORTATION	★ ★ ★ ★ ★
AMENITIES	★ ★ ★ ★ ★
SCHOOL	★ ★ ★ ★ ★
RENTABILITY	★ ★ ★ ★ ★

FEATURES

USEABLE SPACE:

Fully developed on all 3 levels

BEDROOMS

3 + 1 Bedrooms

BASEMENT

Fully developed with bedroom and bathroom in basement.

PARKING

Over-Sized Garage

REAL PROPERTY MANAGEMENT ACE

403.816.2308

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www.rpmace.ca

Ask



“Will This Property Make a Good Rental/Investment Property?”



156 ABINGDON Way NE
Calgary, Alberta T2A 6R8



\$359,500.00

Active

Residential Property, Detached, in the Abbeydale Subdivision

Beds 3
SqFt 1,218
Style 2 Storey

Total Baths 3
Year Built 1980

Beautiful family home on a quiet street located in Abbeydale, featuring over 1800 sq. ft. of developed space and a double detached garage & RV parking! The tile entryway greets you with an open ceiling and flows into the bright dining room where a window benefits from the ideal southwest facing exposure. From the dining room, a recently renovated kitchen boasting full height cabinets, modern tile backsplash and recessed LED lights. Through the kitchen, you are greeted to a huge living room featuring patio doors that lead to a fully enclosed professionally installed deck. A half bath complements this level, along with neutral tones and excellent front-to-back natural lighting. The upper level features 3 generous bedrooms and a central 4pc bathroom. The developed basement offers an open room great for a theatre area or kids play room along with a 3 piece bathroom. This home features a massive, 24 x 24 garage, additional storage shed and fully paved asphalt driveway and parking area. Offered in move-in ready condition. Steps away from the Calgary Greenway bike path. Upgrades: Roof (2015), Siding (2018), Garage (2016), Screenroom/deck (2018), storage shed (2019), High efficiency furnace (2011), humidifier, water softener/water filter (2018), Main level flooring & kitchen renovation (2016), Asphalt driveway, H.E. washer and dryer.

ABBEYDALE APARTMENT RENTAL STATS

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Basements	4	\$698	\$800	\$768
Houses	2	\$1650	\$1750	\$1700
Main Floors	3	\$1150	\$1400	\$1250
Townhouses	2	\$1200	\$1200	\$1200
Total Rentals	11	\$698	\$1750	\$1147

FEATURES

USEABLE SPACE:

3 Levels

BEDROOMS

3 Bedrooms

BASEMENT

Developed. Family Room + Bath

PARKING

Over-Sized Garage

BONUS

RV Parking



RENTABILITY SCORE

NEIGHBORHOOD



TRANSPORTATION



AMENITIES



SCHOOL



RENTABILITY



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