

\$515,000 - 308 Taradale Drive Ne, Calgary

MLS® #A2204460

\$515,000

4 Bedroom, 2.00 Bathroom, 1,236 sqft

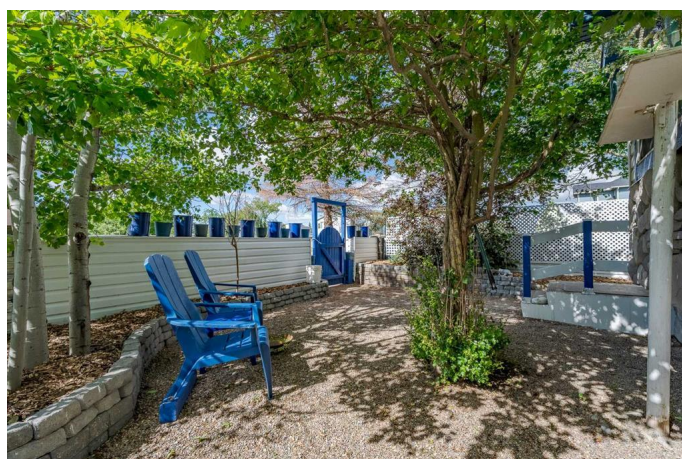
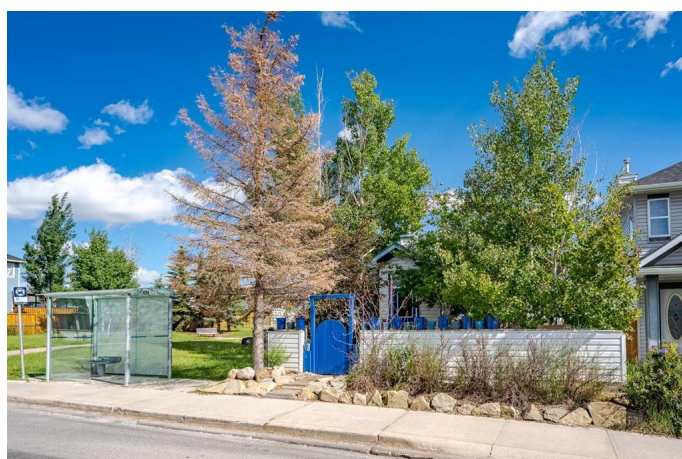
Residential on 0.08 Acres

Taradale, Calgary, Alberta

INVESTMENT OPPORTUNITY

Imagine an "oasis"™ in the heart of Taradale! Lush trees and shrubs in the front yard create a restful space and a covered patio in your private back yard with low maintenance landscaping provide a wonderful place to relax. This uniquely designed four bedroom, two full bath, four level split is perfect for your family or an income potential to rent out the two-bedroom illegal suite in the basement. Designed by the owner, the home is functional and comfortable with laminate and slate flooring throughout.

There is a large, open kitchen area to enjoy your company while they visit in the living room. Vaulted ceilings on the main level create even more space and a warm atmosphere. Several archways throughout the house display the attention to detail of the beautiful design of the home. The home has a separate laundry for the illegal suited basement. There is a newer roof, water heater and a new 2024 furnace! Listing agent is the executor of the estate. Book a showing today!



Built in 2002

Essential Information

MLS® # A2204460

Price \$515,000

Bedrooms 4

Bathrooms	2.00
Full Baths	2
Square Footage	1,236
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	308 Taradale Drive Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4N9

Amenities

Parking Spaces	2
Parking	Off Street, RV Access/Parking, Alley Access, Outside

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Track Lighting, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Stove(s), Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry, Suite

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Low Maintenance Landscape, Street Lighting, Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2025
Days on Market	33
Zoning	R-G

Listing Details

Listing Office	Real Broker
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