

\$530,000 - 308 Taradale Drive Ne, Calgary

MLS® #A2204460

\$530,000

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	\$530,000
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	Alley Access, Off Street, Outside, RV Access/Parking

Interior

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

Exterior

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

Additional Information

Date Listed March 26th, 2025

Days on Market 7

Zoning R-G

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.