

\$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 | 8 |
| Zoning | R-G |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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