

# \$549,900 - 324 Taradale Drive Ne, Calgary

MLS® #A2222667

**\$549,900**

3 Bedroom, 2.00 Bathroom, 856 sqft

Residential on 0.10 Acres

Taradale, Calgary, Alberta

Welcome to this well-maintained detached 4-level split in the heart of Taradale, one of Calgary's most family-friendly communities. With 3 bedrooms (2 upstairs, 1 downstairs) and 2 full baths, 856 sq ft above grade, and sitting on an oversized corner lot, this home offers space, comfort, and fantastic future potential.

The bright and airy open-concept main floor features newer vinyl plank flooring, and a functional kitchen with a bar seating off the kitchen counter—perfect for entertaining or everyday living. The lower level offers a cozy family room with a fireplace, great for relaxing evenings or movie nights.

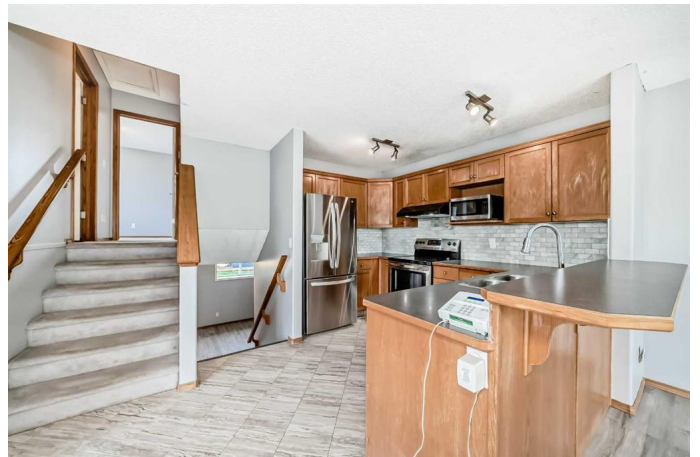
Additional highlights include a tankless hot water heater, water softener, and modern updates throughout. This home also offers the option to add a side entrance.

Located just minutes from schools, parks, shopping, public transit, and more, this home in Taradale checks all the boxes for value, location, and flexibility.

Don't miss your chance to get into the market with a property full of opportunity!

Built in 2001

## Essential Information



MLS® #	A2222667
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	856
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	324 Taradale Drive Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4N9

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

### Interior

Interior Features	Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Tankless Water Heater, Washer, Water Softener
Heating	Floor Furnace, Forced Air, Standard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Private
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame, Post & Beam
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	23
Zoning	R-G

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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