

\$499,900 - 95 Taradale Drive Ne, Calgary

MLS® #A2124103

\$499,900

3 Bedroom, 2.00 Bathroom, 1,086 sqft

Residential on 0.09 Acres

Taradale, Calgary, Alberta

Here's an opportunity not to be missed & a great way to get into detached home ownership at an affordable price! This lovely 2 storey home has plenty to offer within its 1,628 sq ft of developed space. As you step in, the well laid out main floor has beautiful high quality durable tile flooring throughout with an open concept living & dining area framed by large windows, perfect for relaxing & entertaining. Filled with lots of natural light, the freshly renovated South facing kitchen has everything you need with lots of shaker style cabinetry, stainless steel appliances, pantry, & granite countertops. Upstairs a well-sized master bedroom with a large closet shares space with 2 additional bedrooms & a full 4-pc bathroom. Heading to the basement (with newer carpet flooring), the rec room & office area are seamlessly connected, offering ample room to cater to your needs such as a kids play area, gym, or your other hobbies! A full 3-pc bathroom (with in floor heating) & an additional storage area provides further flexibility on this level. Features that elevate this home include; Cat 5 hook ups on main floor/basement/every bedroom, newer main floor front loading laundry, newer windows, a generously sized fenced backyard with a large deck & fire pit, BBQ gas hookup, an oversized insulated + heated double detached garage that backs onto a paved back alley, & 2 large sheds on the side. Convenience is key here as schools, bus transit, & parks are down the street while LRT, Genesis rec & cultural



centre, & amenities are just minutes away.
With so much to offer inside & out, this
well-kept property would serve as the perfect
home or investment opportunity, come view it
today!

Built in 1990

Essential Information

MLS® #	A2124103
Price	\$499,900
Sold Price	\$535,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	0.09
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	95 Taradale Drive Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3E4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated, Oversized

Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Level, Pie Shaped Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 27th, 2024
Days on Market	9
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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