

\$465,000 - 79 Taraglen Road Ne, Calgary

MLS® #A2164578

\$465,000

3 Bedroom, 2.00 Bathroom, 861 sqft

Residential on 0.07 Acres

Taradale, Calgary, Alberta

You've been searching for that perfect home—a place with real potential. Maybe it's for your growing family, or perhaps you're ready to invest in a property that could provide additional income. But so far, everything you've seen either lacks space, light, or opportunity. And in a market like this, you need more than just four walls. You need a property that can work for you.

Now, imagine stepping into a bright, sun-filled bi-level home in the heart of Taradale. The open layout maximizes every inch of space, with natural light streaming through both levels, even the basement. There's a private side entrance that opens the door to endless possibilities—a 4th bedroom, another full bathroom, and a rec room with plenty of room to add a kitchen. Whether it's for extended family, a rental unit, or even a future laneway suite. Note a secondary suite would be subject to approval and permitting by the city of Calgary. This property doesn't just fit your needs—it's packed with potential to grow and earn.

This is more than just a home; it's an opportunity. With easy access to Stoney Trail, steps from public transit, and located in a quiet, family-friendly neighborhood, this home is ready for someone who sees its potential. Whether you're looking for a new home for your family or an income property with incredible upside, this is your chance to invest in both your future and your lifestyle. Act now and schedule a viewing today—this



opportunity won't last long!

Built in 1983

Essential Information

MLS® #	A2164578
Price	\$465,000
Sold Price	\$460,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.07
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	79 Taraglen Road Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2M4

Amenities

Parking	Off Street, On Street
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Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Lawn, Low Maintenance Landscape
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2024
Date Sold	September 18th, 2024
Days on Market	4
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office	Comox Realty
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