

# \$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	11
Zoning	R-G

## **Listing Details**

Listing Office	Real Broker
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