

# \$515,000 - 308 Taradale Drive Ne, Calgary

MLS® #A2204460

**\$515,000**

4 Bedroom, 2.00 Bathroom, 1,236 sqft

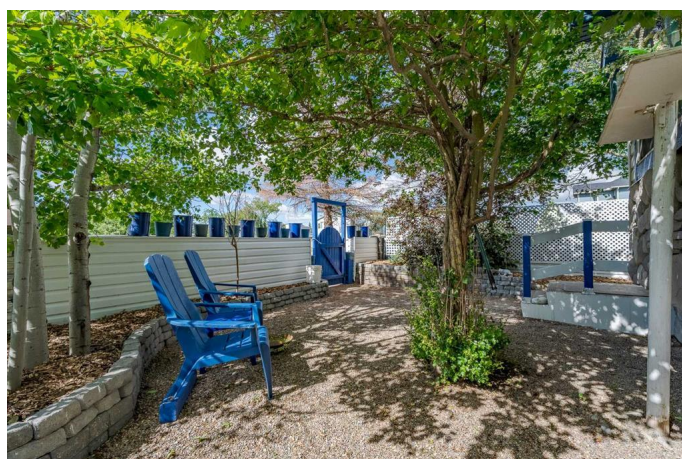
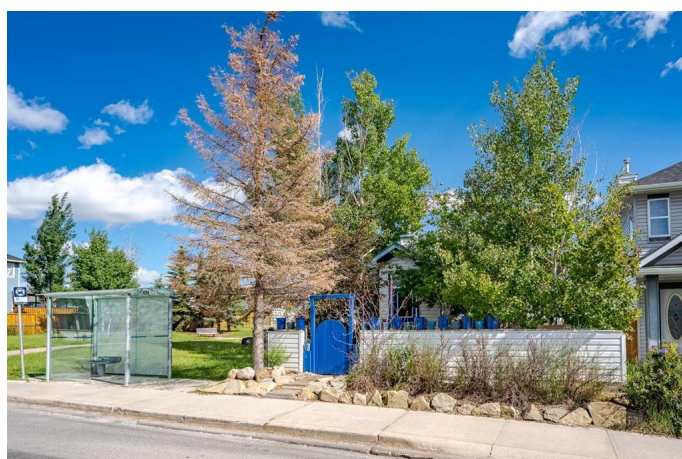
Residential on 0.08 Acres

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 \$515,000

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, RV Access/Parking, Outside |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, Separate Entrance, Track Lighting                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Washer/Dryer, Stove(s) |
| 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 | 31               |
| Zoning         | R-G              |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.