

# \$479,900 - 101 Taradale Drive Ne, Calgary

MLS® #A2211109

**\$479,900**

3 Bedroom, 3.00 Bathroom, 969 sqft

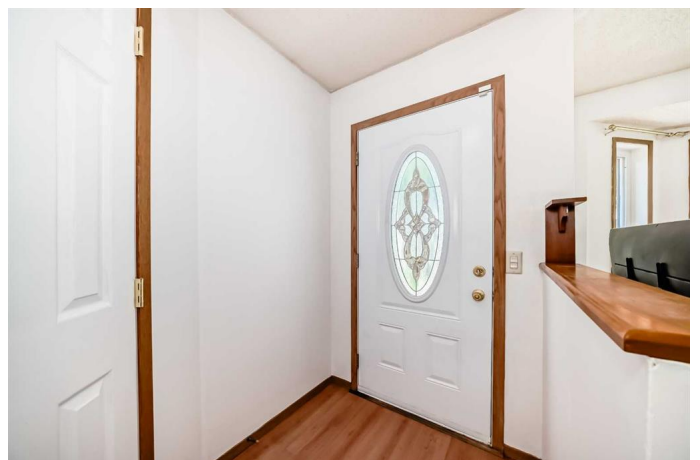
Residential on 0.09 Acres

Taradale, Calgary, Alberta

**NEW PRICE, SELLER IS MOTIVATED -**

Welcome to this awesome, **QUICK POSSESSION** 4-level split home with 4 bedrooms and 2.5 bathroomsâ€”perfect for a growing family! When you walk in, you'll find a cozy living room and a **BRIGHT KITCHEN THAT WAS RENOVATED ABOUT 5 YEARS AGO** with **GRANITE** countertops, plus a **SUNNY NOOK** for casual meals. Head upstairs to find the primary bedroom (with a **WINDOW A/C**), a second bedroom, and a full 4-piece bathroom. A **GENEROUS CREDIT IS AVAILABLE TOWARDS FLOORING**. The lower level boasts a big family room, the third bedroom, and another full bathroom with **TONS OF NATURAL LIGHT** from the large windows. The lowest level is super versatileâ€”it can be a huge fourth bedroom or a great rec room. Thereâ€™s also a 2-piece bathroom and a laundry room on this level. Outside, love the **STUCCO EXTERIOR**, side deck with a working **HOT TUB**, a back patio, and a firepitâ€”all set on fresh concrete. Great for hanging out and entertaining! The windows and doors were replaced within the last 10 years, and the roof is only 4 years old. You also get **NEW FENCE** and a **SINGLE DETACHED GARAGE** and **COVERED STORAGE**. Close to schools and it's on a **CITY BUS ROUTE**. Tons of space and flexibilityâ€”come check it out today!

Built in 1990



## Essential Information

MLS® #	A2211109
Price	\$479,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	969
Acres	0.09
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	101 Taradale Drive Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3E4

## Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Garage Door Opener, Garage Faces Rear, Heated Garage, Single Garage Detached, Workshop in Garage
# of Garages	1

## Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Gray Water System, Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	Back Lane, Back Yard, Paved
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	12
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
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