

# \$525,000 - 12 Taraglen Road Ne, Calgary

MLS® #A2259192

**\$525,000**

3 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.07 Acres

Taradale, Calgary, Alberta

Welcome to 12 Taraglen Road NE!

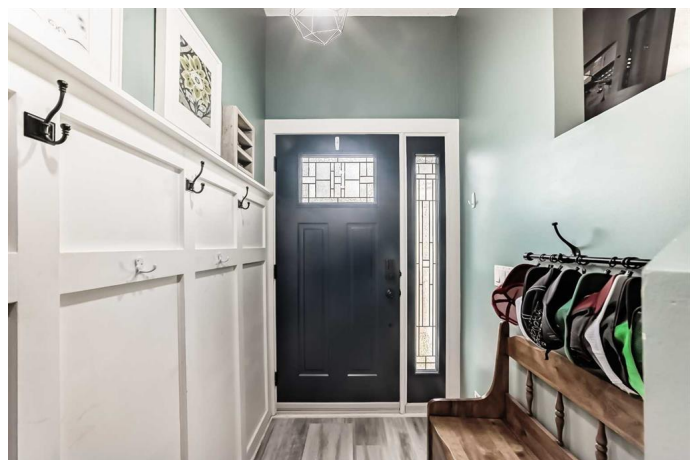
This charming bungalow blends comfort, style, and functionality—making it truly move-in ready.

From the moment you step through the front gate, you™ll notice the welcoming, peaceful vibe and pride of ownership in the property. Inside, the living room offers plenty of space to relax, whether that™s gathering with family for movie night or curling up with a good book in the quaint window seat.

The updated kitchen is a highlight, featuring stainless steel appliances, granite counters, and an abundance of bright white cabinetry. Just off the kitchen, the dining area is both stylish and practical with built-in bench seating. Three bedrooms and a beautifully renovated bathroom with dual vanity complete the main floor.

The fully finished lower level is a true bonus, designed for everyday living and entertaining. There™s a spacious rec room, a den/home office, a workout nook, and even a wet bar—ideal for game nights or casual gatherings. A 3 piece bathroom and dedicated laundry room add convenience.

Outdoors, the fully fenced yard (front and back) provides plenty of room for kids, pets, or summer barbecues. A storage shed is included to keep your yard equipment organized. 12 Taraglen Road NE is ready to welcome you home. Come see for yourself—you won™t be disappointed.



Built in 1983

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259192    |
| Price          | \$525,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 963         |
| Acres          | 0.07        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 12 Taraglen Road Ne |
| Subdivision | Taradale            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 2N7             |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

**Interior**

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | Double Vanity, Granite Counters |
| Appliances        | See Remarks                     |
| Heating           | Forced Air, Natural Gas         |
| Cooling           | None                            |
| Has Basement      | Yes                             |
| Basement          | Full                            |

**Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |

|              |                 |
|--------------|-----------------|
| Roof         | Shingle         |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 28                |
| Zoning         | R-G               |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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