

# \$499,000 - 73 Taradale Drive Ne, Calgary

MLS® #A2220398

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,024 sqft

Residential on 0.09 Acres

Taradale, Calgary, Alberta

Welcome to this well-maintained two-Storey home in the sought-after community of Taradale, offering an excellent opportunity for homeownership or investment. Ideally located close to transit, schools, shopping, and the YMCA, this home ensures everyday essentials are just minutes away.

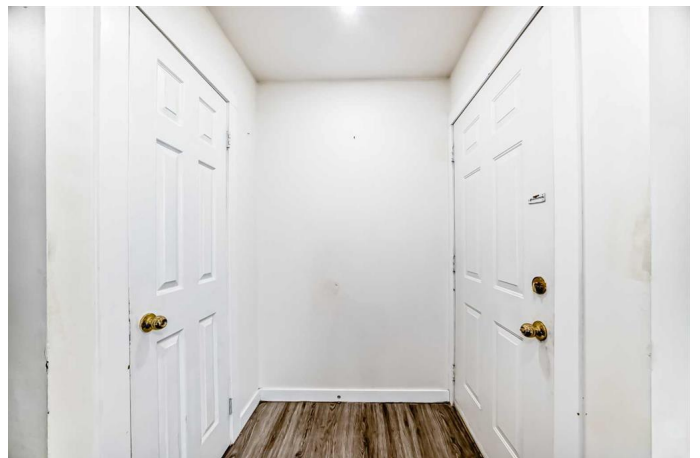
The main floor features a spacious and inviting living area, seamlessly connected to a bright dining space and a functional kitchen with ample cabinetry. A convenient two-piece bathroom completes this level. Upstairs, you will find three well-sized bedrooms and a four-piece bathroom, offering comfortable living space for the entire family.

The lower level features an illegal suite with a separate entrance, including a kitchen, living area, and a three-piece bathroom, making it an excellent option for extended family or investment purpose. The south-facing backyard is a perfect retreat, complete with a large deck ideal for outdoor gatherings and summer enjoyment.

This home presents a fantastic opportunity in a prime location. Don't miss out—schedule your private showing today!

Built in 1990

## Essential Information



MLS® #	A2220398
Price	\$499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,024
Acres	0.09
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	73 Taradale Drive Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3E4

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dryer, Refrigerator, Washer
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 12th, 2025

Days on Market            4

Zoning                        R-G

### **Listing Details**

Listing Office                CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.