

# \$544,999 - 67 Taraglen Road Ne, Calgary

MLS® #A2214709

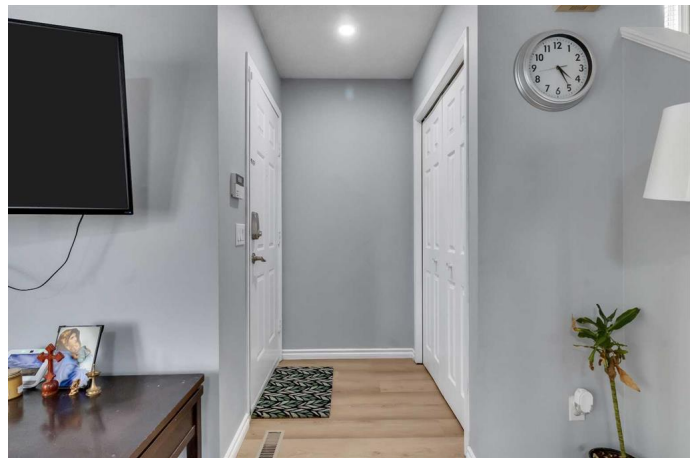
**\$544,999**

4 Bedroom, 3.00 Bathroom, 1,228 sqft

Residential on 0.08 Acres

Taradale, Calgary, Alberta

Discover the perfect blend of comfort, convenience, and investment potential in this 4-bedroom home nestled in the sought-after community of Taradale. This home offers easy access to Stoney Trail, walking to schools, shopping, coffee shops, walking paths, and parks. Only a few minutes' drive to the C-train station, this neighborhood is ideal for families, professionals, and savvy investors alike. An excellent starter home features a beautiful layout. The open-concept layout creates a welcoming atmosphere, a spacious living area, an upgraded spacious kitchen with granite countertops, and new vinyl plank flooring with fresh interior paint, fresh painted doors, and trims. The north-facing bay window enhances natural lighting and improves ventilation. Great value in this 4-bedroom, 2.5-bath, fully developed 2-storey with an oversized double garage with additional wall-mounted wood shelving. It comes at 1227 sq ft above grade and approximately another 550 sq ft in the basement, fully developed with a large family room, 3 pc bath, and a bedroom/ office. The upper floor has 3 generous bedrooms, ensuring everyone has their own space. The master bedroom has a walk-in closet, a jack and jill entrance to the four-piece main bath. Outside, the yard is fully fenced, with low-maintenance landscaping, a large patio, and beautiful southern exposure backing onto the playground. Whether you are looking for your first home, a forever home, or a great investment property, this one checks all the



boxes. Don't miss out & schedule your showing today!

Built in 1987

**Essential Information**

MLS® #	A2214709
Price	\$544,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,228
Acres	0.08
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	67 Taraglen Road Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2N5

**Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized, Garage Faces Rear
# of Garages	2

**Interior**

Interior Features	Granite Counters, No Animal Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Treed, Sloped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	12
Zoning	R-2

## Listing Details

Listing Office	eXp Realty
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