

# \$526,900 - 324 Taradale Drive Ne, Calgary

MLS® #A2247946

**\$526,900**

3 Bedroom, 2.00 Bathroom, 856 sqft  
Residential on 0.10 Acres

Taradale, Calgary, Alberta

Discover this well-cared-for detached home in the heart of Taradale, one of Calgary's most family-friendly neighbourhoods. Offering 3 bedrooms (2 up, 1 down), 2 full baths, and 856 sq. ft. above grade on a spacious oversized corner lot, this property blends comfort, versatility, and future potential.

The sun-filled open-concept main floor features newer vinyl plank flooring and a functional kitchen with convenient bar seating—perfect for casual meals or entertaining guests. The lower level adds a cozy family room with a fireplace, ideal for relaxing evenings or movie nights.

Notable upgrades include a tankless hot water heater, water softener, and other modern touches. There's even potential to add a side entrance for extra flexibility.

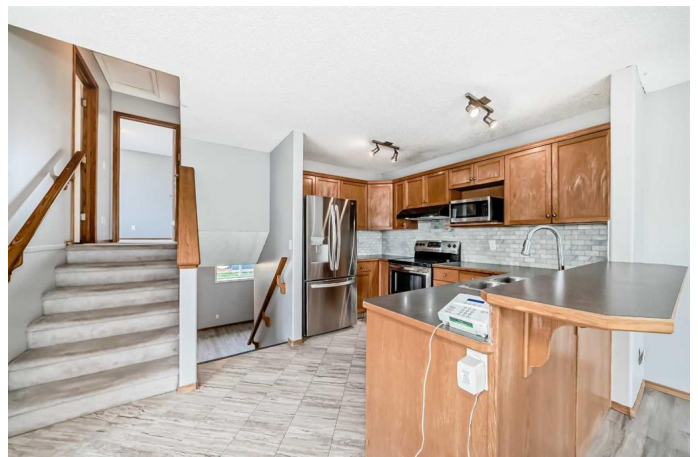
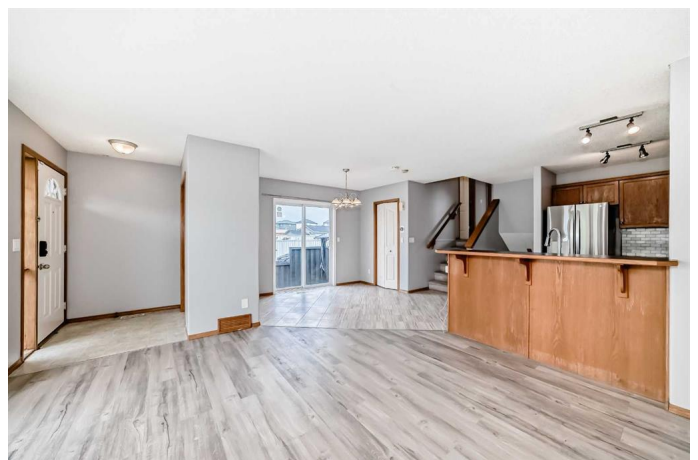
Situated just minutes from schools, parks, shopping, and public transit, this home offers the perfect balance of location, value, and opportunity.

Your chance to get into the market with a property that has it all—don't wait!

Built in 2001

## Essential Information

MLS® #                      A2247946



|                |               |
|----------------|---------------|
| Price          | \$526,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 856           |
| Acres          | 0.10          |
| Year Built     | 2001          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 324 Taradale Drive Ne |
| Subdivision | Taradale              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 4N9               |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Storage, Vinyl Windows                                                  |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Water Softener, Tankless Water Heater |
| Heating           | Forced Air, Natural Gas, Floor Furnace                                                                   |
| Cooling           | Central Air, Full                                                                                        |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas                                                                                                      |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Lighting, Private Yard, Rain Gutters          |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Lawn, Level |

|              |                                                |
|--------------|------------------------------------------------|
| Roof         | Asphalt Shingle                                |
| Construction | Composite Siding, Concrete, Mixed, Post & Beam |
| Foundation   | Poured Concrete                                |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 75                |
| Zoning         | R-G               |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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