



GRASSROOTS
REALTY GROUP

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369 Taradale Drive NE
Calgary, Alberta

MLS # A2237238



\$487,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,362 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Animal Home, No Smoking Home		

Inclusions: N/A

****OPEN HOUSE SUNDAY JUNE 6th 2PM-3PM**** Step into this well-maintained 3-bedroom, 2.5-bathroom home — offered by its original owner and full of warmth and care. Boasting well over 1,300 sq ft of living space, this home offers plenty of space for your family to live and grow. The bright main level features a sun-filled dining nook with bay window, functional kitchen, and a cozy living room with a gas fireplace. Upstairs, all three bedrooms are generously sized, including a primary retreat with a walk-in closet and private ensuite featuring a jetted tub. The partially finished basement offers a head start on a fourth bedroom and third full bath (with tub and plumbing already in place), plus space for a future rec room, playroom, or home office. Outside, enjoy a spacious landscaped yard with garden beds, a large deck for summer gatherings, and a rear parking pad that makes it easy to add a double detached garage in the future. Major updates include: new roof (2020), siding (2020), and hot water tank (2025). Located in a quiet, established neighborhood, this move-in-ready home is ideal for families or first-time buyers seeking space, value, and long-term potential. Don't miss your chance to get into a spacious home with future upside — book your showing today!