



GRASSROOTS
REALTY GROUP

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155 Taradale Drive NE
Calgary, Alberta

MLS # A2247382



\$487,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,067 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
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: Welcome to this beautifully maintained 4-bedroom, 3-bathroom detached home located in the heart of Taradale NE, offering a perfect blend of comfort, convenience, and investment potential. The main floor features a generously sized living room, a well-equipped kitchen with stainless steel appliances, and a dedicated dining area—ideal for everyday living and entertaining. Upstairs, you’ll find a spacious primary bedroom with a private ensuite, along with two additional bedrooms that share a full bathroom, making it perfect for growing families. The home also includes a separate side entrance leading to an illegal basement suite, providing excellent potential for rental income or extended family use. Recently updated with brand-new flooring and fresh paint throughout, the home is move-in ready. Enjoy the outdoors in a fully fenced backyard that boasts a great sized deck, perfect for gatherings and summer BBQs. Conveniently located within walking distance to two schools, a daycare, and four bus stops, this property is ideal for families. It’s also just 2–3 minutes from Dashmesh Cultural Gurdwara Sahib, 5 minutes from Stoney Trail, and only 10 minutes to Calgary International Airport. Whether you’re a homeowner or an investor, this property offers exceptional value in one of Calgary’s most sought-after northeast communities.