



GRASSROOTS
REALTY GROUP

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324 Taradale Drive NE
Calgary, Alberta

MLS # A2247946



\$526,900

Division:	Taradale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	856 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn, Level		

Heating:	Floor Furnace, Forced Air, Natural Gas
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Composite Siding, Concrete, Mixed, Post & Beam
Foundation:	Poured Concrete
Features:	No Smoking Home, Open Floorplan, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Exterior Pergola

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!