



GRASSROOTS
REALTY GROUP

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105 Taradale Drive NE
Calgary, Alberta

MLS # A2265888



\$440,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	989 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

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

Inclusions:	None
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Handyman Special | Detached Home in Taradale with Great Potential - Welcome to 105 Taradale Drive NE — an excellent opportunity for investors, first-time buyers, or anyone looking to add value through renovation. This two-storey detached home features three bedrooms, one and a half bathrooms, and a partially finished basement ready for your personal touch. The main floor offers a bright front living room, a functional kitchen with a dedicated dining area, and a convenient half bath. Upstairs includes three well-sized bedrooms and a full bathroom. The full basement provides ample storage or development potential. Outside, the property includes a large fenced backyard with plenty of space for a future garage or garden. Off-street parking is available, and the home is situated close to schools, playgrounds, the Genesis Centre, Superstore, C-Train access, restaurants, and other everyday amenities. With solid bones and excellent location, this home presents an ideal opportunity to build equity and create something special.