



GRASSROOTS
REALTY GROUP

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131 Taradale Drive NE
Calgary, Alberta

MLS # A2284202



\$525,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,061 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, On Street, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bathroom Rough-in, Ceiling Fan(s), No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Refrigerator, microwave, dishwasher, washer/dryer, stove/oven

Welcome home to this well-maintained and thoughtfully updated 2-storey detached home offering 1,060 sq ft above grade. With over 500 sq ft of developable basement space, already insulated and framed, this property offers excellent potential to customize and add value. Featuring 3 bedrooms and 1.5 bathrooms, this home is ideal for families, first-time buyers, or investors looking for value in a strong, established community. The main floor offers a bright and functional layout with a welcoming living area, spacious dining space, and a refreshed kitchen with ample cabinetry, perfect for everyday living and entertaining. Upstairs, you'll find three well-sized bedrooms and a full bathroom, while the partially finished basement provides additional living space, storage, and flexibility for a home office, recreation room, or future development. Outside, enjoy a large backyard with a single detached garage, plus exceptional future development potential, with the opportunity to build a double detached garage, legal carriage suite, or a garage with a living space above (subject to City approvals). This added flexibility makes the property especially attractive for long-term value and income potential. Located in a highly desirable, family-friendly neighbourhood, this home is minutes from major highways, shopping, schools, and everyday amenities, with quick access to the airport, ideal for commuters and frequent travellers alike. A solid home in a proven location with room to grow, upgrade, or invest. Book your showing today!