



**GRASSROOTS**  
REALTY GROUP

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**236 Taradale Close NE**  
**Calgary, Alberta**

**MLS # A2209548**



**\$535,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

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

**Inclusions:** None

Welcome to this beautifully renovated and well-maintained 2-storey detached home located in the vibrant and family-friendly community of Taradale. This inviting property offers a total of 4 bedrooms and 2 full bathrooms, making it a perfect choice for growing families or investors seeking a move-in-ready home with income potential. Inside, you'll find a bright and open main floor featuring a spacious living and dining area, complemented by new flooring and fresh paint completed in 2023. The kitchen is both stylish and functional, with granite countertops, plenty of cabinetry, and a layout ideal for everyday cooking and entertaining. Upstairs includes three well-sized bedrooms and a renovated 4-piece bathroom, providing comfortable space for the entire family. The fully finished basement has a separate side entrance and offers an illegal suite complete with a living area, second kitchen, one bedroom, and a private 4-piece ensuite bathroom—a great option for multi-generational living or rental income. Outside, enjoy the charming front porch, a large backyard deck, and a fully fenced yard with ample room to add a double garage. This home sits on a generous lot with space to expand while already offering fantastic outdoor living. Major updates completed in 2021 include new siding, a new roof with extra hail protection, new windows and patio doors, and new fencing. More recent upgrades in 2023 include new flooring, a fully renovated bathroom, fresh paint, and the complete removal of Poly B plumbing—giving you long-term peace of mind. Conveniently located near schools, parks, public transit, and shopping, this home blends smart updates with outstanding potential in one of Calgary's most sought-after neighborhoods. Don't miss your opportunity to make this Taradale gem your own!

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