

# \$487,000 - 369 Taradale Drive Ne, Calgary

MLS® #A2237238

**\$487,000**

3 Bedroom, 3.00 Bathroom, 1,362 sqft

Residential on 0.07 Acres

Taradale, Calgary, Alberta

**\*\*OPEN HOUSE SUNDAY JUNE 6th**

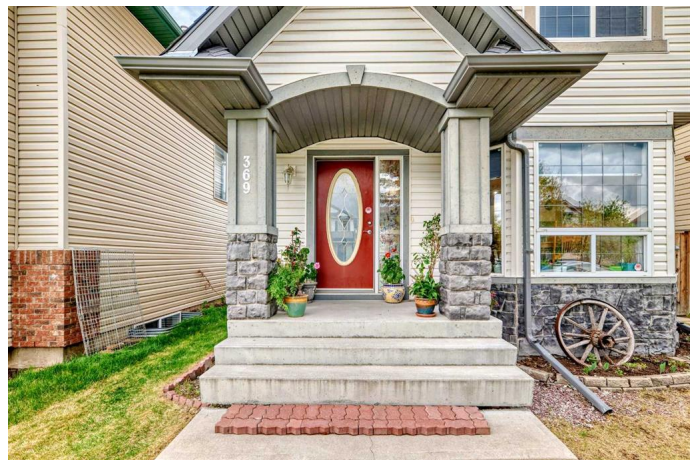
**2PM-3PM\*\*** Step into this well-maintained 3-bedroom, 2.5-bathroom home offered by its original owner and full of warmth and care. Boasting well over 1,300 sq ft of living space, this home offers plenty of space for your family to live and grow. The bright main level features a sun-filled dining nook with bay window, functional kitchen, and a cozy living room with a gas fireplace.

Upstairs, all three bedrooms are generously sized, including a primary retreat with a walk-in closet and private ensuite featuring a jetted tub. The partially finished basement offers a head start on a fourth bedroom and third full bath (with tub and plumbing already in place), plus space for a future rec room, playroom, or home office.

Outside, enjoy a spacious landscaped yard with garden beds, a large deck for summer gatherings, and a rear parking pad that makes it easy to add a double detached garage in the future.

Major updates include: new roof (2020), siding (2020), and hot water tank (2025). Located in a quiet, established neighborhood, this move-in-ready home is ideal for families or first-time buyers seeking space, value, and long-term potential.

Don't miss your chance to get into a spacious



home with future upside â€” book your showing today!

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2237238    |
| Price          | \$487,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,362       |
| Acres          | 0.07        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 369 Taradale Drive Ne |
| Subdivision | Taradale              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 4S2               |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Jetted Tub, No Animal Home, No Smoking Home                              |
| Appliances        | Dishwasher, Oven, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |

|                 |                          |
|-----------------|--------------------------|
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Garden                           |
| Lot Description   | Back Lane, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 1              |
| Zoning         | R-G            |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Gravity Realty Group |
|----------------|----------------------|

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