

# \$535,000 - 369 Taradale Drive Ne, Calgary

MLS® #A2221646

**\$535,000**

3 Bedroom, 3.00 Bathroom, 1,362 sqft  
Residential on 0.07 Acres

Taradale, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY MAY 17th  
1PM-2PM\*\*** Welcome to this lovingly cared-for 3-bedroom, 2.5-bathroom home, proudly offered by its original owner. From the moment you walk in, you'll feel the warmth and attention to detail that's been poured into this home over the years.

The main floor is bright and welcoming, with a kitchen and dining area bathed in natural light thanks to a charming bay window. Toward the back of the home, the spacious living room invites you to unwind by the cozy gas fireplace — perfect for movie nights or quiet evenings in. A handy 2-piece powder room adds convenience on this level.

Upstairs, you'll find three well-sized bedrooms, including a relaxing primary suite complete with a walk-in closet and a private ensuite featuring a jetted soaker tub — your own little retreat. Another full bathroom serves the additional bedrooms with ease.

The basement is partially finished and full of potential. It's already framed for a fourth bedroom and a third full bathroom, with a tub installed and plumbing started — just waiting for your finishing touches. There's also plenty of space to create a rec room, playroom, or home office.

Step outside and enjoy the beautifully landscaped yard, with garden beds ready for



your green thumb and a large backyard deck that's perfect for summer barbecues or morning coffee.

Recent updates include a new roof (2020), new siding (2020), and a hot water tank (2025), giving you peace of mind for years to come.

This move-in-ready home blends comfort, functionality, and future potential – all in a friendly, well-established neighborhood. Come take a look and imagine the possibilities!

Built in 2001

### **Essential Information**

MLS® #	A2221646
Price	\$535,000
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 Lawn, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed May 15th, 2025  
Days on Market 37  
Zoning R-G

### **Listing Details**

Listing Office Gravity Realty Group

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.