

\$649,000 - 949 Taradale Drive Ne, Calgary

MLS® #A2250694

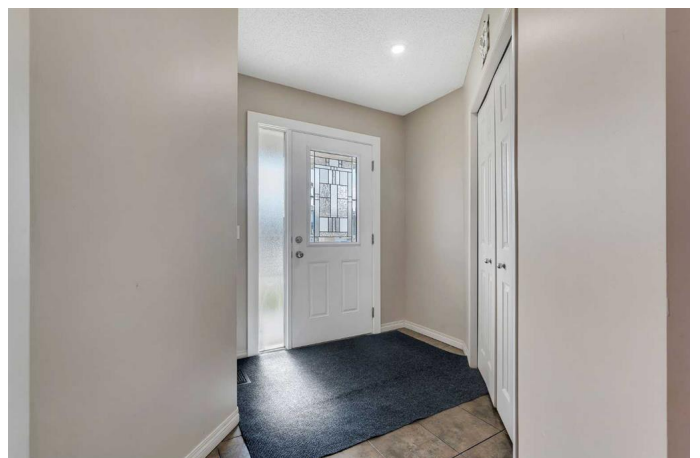
\$649,000

6 Bedroom, 4.00 Bathroom, 1,687 sqft

Residential on 0.07 Acres

Taradale, Calgary, Alberta

FIRST TIME HOME BUYERS AND INVESTORS ALERT! MORTGAGE HELPER! 6 BED ,3.5 BATH! 2 BED 1 BATH LEGAL SUITE ! MAIN FLOOR BEDROOM!! \$1250 +40% UTILITIES! Welcome to this wonderful 2-storey detached home in the vibrant community of Taradale! Offering 1,687 sq. ft. of living space above grade plus a 2-bedroom LEGAL basement suite, this home is perfect for large families or those looking for a mortgage helper. Step inside to find 6 bedrooms and 3.5 bathrooms, including a main floor bedroom for added convenience for families with Elder parents. The open-concept living area features a cozy fireplace, and the bright kitchen is equipped with brand-new stainless steel appliances: refrigerator, electric stove, dishwasher, and washer/dryer. Upstairs, youâ€™ll enjoy a spacious bonus room, perfect for family gatherings or a home office. The fully finished basement offers a 2-bedroom LEGAL suite with SEPARATE ENTRANCE , SEPARATE LAUNDRY and a DEN room for added storage or office , providing excellent rental potential or private space for extended family. Outside, the home includes a double detached garage, PLUS an added parking pad as well for additional parking , a deck for summer BBQs, and a fenced yard. Located just steps from a bus stop and within walking distance to Ted Harrison School, this home combines comfort, convenience, and investment potential. Donâ€™t miss this opportunity â€“ book your



showing today!

Built in 2007

Essential Information

MLS® #	A2250694
Price	\$649,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,687
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	949 Taradale Drive Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0E7

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Parking Pad
# of Garages	2

Interior

Interior Features	Chandelier, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	22
Zoning	R-G

Listing Details

Listing Office	Executive Real Estate Services
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