

# \$569,000 - 42 Taraglen Road Ne, Calgary

MLS® #A2222601

## \$569,000

3 Bedroom, 3.00 Bathroom, 1,006 sqft

Residential on 0.06 Acres

Taradale, Calgary, Alberta

Renovated inside/out, 2017. Windows, siding, roof, furnace, hot water tank, water softener, air condition system & German engineered laminate floors throughout. Elegance & style is evident as you step in. Find the living room with built in tv niche, fireplace & big windows. Kitchen is a masterpiece with quartz countertops, breakfast bar, maple wood ceiling-high cabinets, pantry, modern backsplash, huge s/steel sink. Powder room has raised sink. Other modern features are built in ceiling speakers. Upstairs are 3 bedrooms, 4-pc bath with a jet tub, chrome fixtures, one handle vertical shower with Rain shower head. Next are other two good size bedrooms. Basement with separate site entrance, wet bar, full bath with custom shower door. Incredible home close to tons of amenities.

Built in 1983

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2222601  |
| Price          | \$569,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,006     |
| Acres          | 0.06      |



|            |             |
|------------|-------------|
| Year Built | 1983        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 42 Taraglen Road Ne |
| Subdivision | Taradale            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 2N6             |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home   |
| Appliances        | Dryer, Range Hood, Refrigerator, Washer, Water Softener |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 40             |

Zoning

R-G

## **Listing Details**

Listing Office

TREC The Real Estate Company

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.