

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

MLS® #A2250694

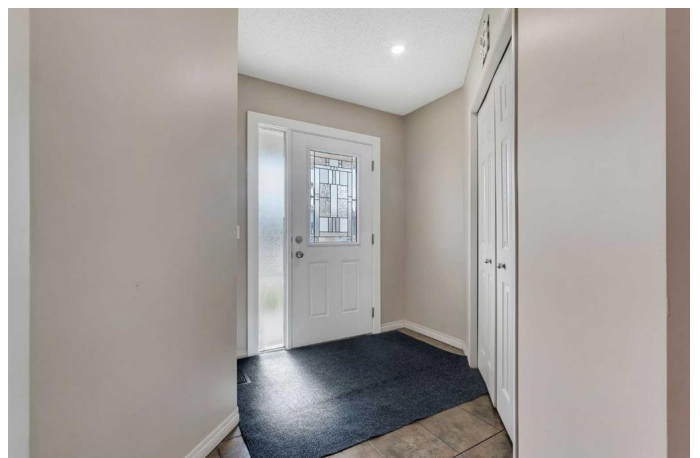
**\$649,000**

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 | 15                |
| Zoning         | R-G               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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