

# \$524,900 - 44 Taraglen Place Ne, Calgary

MLS® #A2232510

**\$524,900**

3 Bedroom, 2.00 Bathroom, 913 sqft

Residential on 0.13 Acres

Taradale, Calgary, Alberta

Located on a fantastic cul-de-sac, this spacious 4-level split is the perfect match for a growing family looking for comfort, space, and future potential. Step into a bright and airy living room with a large bay window and vaulted ceilings that create an open, welcoming feel. The kitchen offers plenty of cabinet space and flows seamlessly into the dining area—ideal for busy mornings and family dinners.

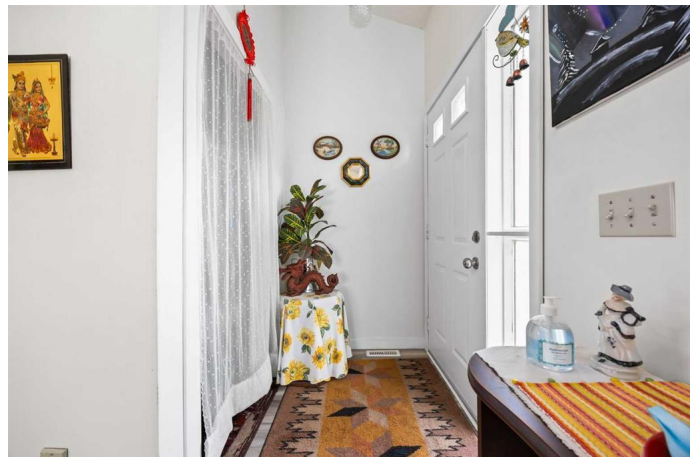
Upstairs, you'll find three well-sized bedrooms, giving everyone their own space to unwind. The fully finished third level is a standout feature, offering a massive family room with a cozy gas fireplace and a full bathroom—perfect for weekend movie nights, a playroom, or guest space.

Outside, the home sits on a rare pie-shaped lot with a backyard that feels more like a private park. Whether you're dreaming of garden space, a play structure, or building a garage (there's paved lane access), the possibilities here are wide open.

A solid family home in a quiet, established location—with room to live, grow, and make it your own.

Built in 1983

## Essential Information



MLS® #	A2232510
Price	\$524,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	913
Acres	0.13
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	44 Taraglen Place Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2N4

### **Amenities**

Parking	None
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### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings
Appliances	Dishwasher, Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle

Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	9
Zoning	R-G

**Listing Details**

Listing Office	eXp Realty
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