

# \$440,000 - 105 Taradale Drive Ne, Calgary

MLS® #A2265888

**\$440,000**

3 Bedroom, 3.00 Bathroom, 989 sqft

Residential on 0.09 Acres

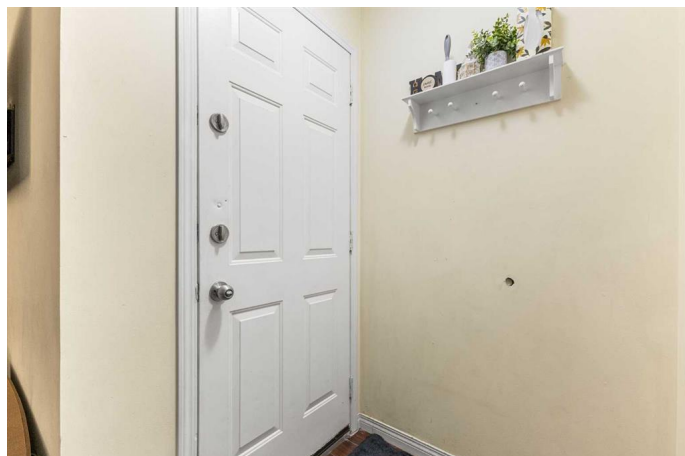
Taradale, Calgary, Alberta

Handyman Special | Detached Home in Taradale with Great Potential - Welcome to 105 Taradale Drive NE – an excellent opportunity for investors, first-time buyers, or anyone looking to add value through renovation. This two-storey detached home features three bedrooms, 2/1 bathrooms, and a partially finished basement ready for your personal touch. The main floor offers a bright front living room, a functional kitchen with a dedicated dining area, and a convenient half bath. Upstairs includes three well-sized bedrooms and a full bathroom. The full basement provides ample storage or development potential. Outside, the property includes a large fenced backyard with plenty of space for a future garage or garden. Off-street parking is available, and the home is situated close to schools, playgrounds, the Genesis Centre, Superstore, C-Train access, restaurants, and other everyday amenities. With solid bones and excellent location, this home presents an ideal opportunity to build equity and create something special.

Built in 1990

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2265888  |
| Price     | \$440,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 989         |
| Acres          | 0.09        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 105 Taradale Drive Ne |
| Subdivision | Taradale              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 3E4               |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 1                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                       |
| Cooling           | None                                                                                             |
| Has Basement      | Yes                                                                                              |
| Basement          | Full                                                                                             |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 10                 |
| Zoning         | R-G                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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