

# \$445,000 - 34 Tararidge Circle Ne, Calgary

MLS® #A2218018

**\$445,000**

3 Bedroom, 3.00 Bathroom, 990 sqft

Residential on 0.00 Acres

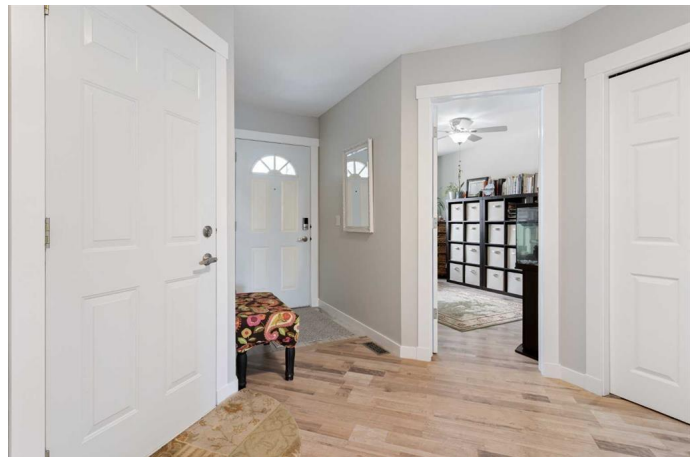
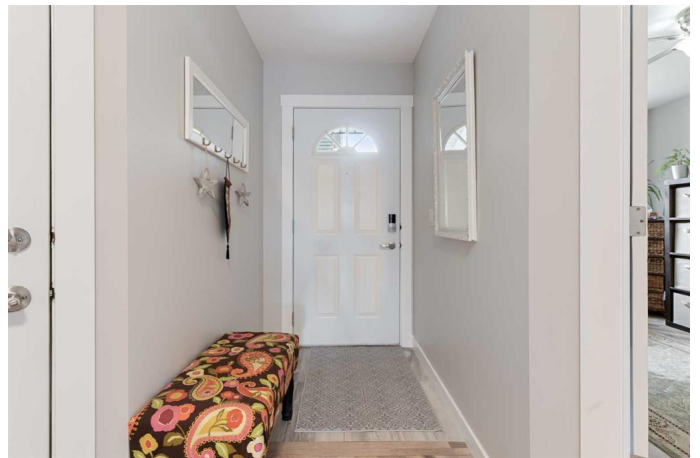
Taradale, Calgary, Alberta

WELCOME HOME! Boasting nearly 1000 sq ft of updated, thoughtfully designed living space on both levels, this bungalow showcases a bright, open-concept layout that's ideal for relaxing or hosting family gatherings. The spacious living rm with a cozy gas fireplace flows seamlessly into the dining area & the lg kitchen peninsula with seating is perfect for entertaining or casual meals.

The updated kitchen is a chef's dream, boasting quartz countertops, newer SS appliances (2022), granite sinks with garburator & touch-activated faucet, cabinetry with soft-close hardware & a convenient pantry. The primary bedrm includes a walk-in closet & a stylish 4 pc ensuite finished with granite accents. A 2nd bedrm, 3-pc bath & convenient laundry closet complete the main floor.

Additional highlights include a newly installed composite deck (2024), a rare attached single-car garage & a fully developed lower level. The basement adds even more living space with a lg family rm, lg 3rd bedrm, another 3-pc bath, a sizeable hobby rm & plenty of extra storage space—plus a new (2024) central vacuum system for added convenience.

Located in a well-managed complex with low condo fees, this home backs onto a lovely green space & is just steps away from the Taradale shopping plaza, offering easy access to groceries, take-out, gas, banking & healthcare services.



This fully reno'd, turn-key bungalow combines comfort, style & everyday convenience! Units like this are rarely available...So DON'T miss out on a fantastic opportunity!

Built in 1998

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2218018      |
| Price          | \$445,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 990           |
| Acres          | 0.00          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 34 Tararidge Circle Ne |
| Subdivision | Taradale               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 3W4                |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Park, Visitor Parking            |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s) |
|-------------------|--|

|                 |  |
|-----------------|--|
| Appliances      | Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating         | Forced Air, Natural Gas  |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Blower Fan, Gas, Living Room, Mantle   |
| # of Stories    | 1  |
| Has Basement    | Yes  |
| Basement        | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Courtyard, Private Entrance   |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Lawn, Level, No Neighbours Behind |
| Roof              | Asphalt   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 1             |
| Zoning         | R-2M          |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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