

# \$315,000 - 304, 3 Taracove Estate Drive Ne, Calgary

MLS® #A2239200

**\$315,000**

3 Bedroom, 1.00 Bathroom, 964 sqft

Residential on 0.00 Acres

Taradale, Calgary, Alberta

Welcome to this bright and spacious top-floor 3-bedroom condominium located in the desirable community of Taradale in NE Calgary. Boasting over 950 sq ft of well-planned living space, this home offers comfort, functionality, and style—all in one. The unit features 9 ft ceilings that enhance the open-concept layout, creating an airy and inviting atmosphere. The gourmet kitchen is equipped with sleek quartz countertops, stainless steel appliances, and ample cabinetry, making it ideal for both everyday cooking and entertaining guests. Large windows flood the space with natural light, and the private balcony offers unobstructed views, perfect for enjoying peaceful mornings or evening sunsets. The layout includes three generously sized bedrooms, making it a great choice for families, professionals, or those in need of a home office. The well-maintained bathroom and in-suite laundry add convenience to this already well-appointed home with Under ground storage space as well. Located just steps from schools and parks, and within walking distance to the Genesis Centre, Saddletowne Circle, and the LRT station, this condo offers unbeatable accessibility. With nearby amenities including shopping, grocery stores, restaurants, banks, and transit options, everything you need is right at your



doorstep. This is a fantastic opportunity for first-time buyers, downsizers, or investors looking for a low-maintenance home in a vibrant and growing community. Don't miss your chance to own this exceptional top-floor unit in Taradale!

Built in 2014

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2239200          |
| Price          | \$315,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 964               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 304, 3 Taracove Estate Drive Ne |
| Subdivision | Taradale                        |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3J4T3                          |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Elevator(s), Other, Visitor Parking |
| Parking Spaces | 1                                   |
| Parking        | Stall                               |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan               |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, |

|              |                      |
|--------------|----------------------|
|              | Washer/Dryer Stacked |
| Heating      | Hot Water            |
| Cooling      | None                 |
| # of Stories | 4                    |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | None       |
| Construction      | Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 3               |
| Zoning         | M-1             |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Coldwell Banker YAD Realty |
|----------------|----------------------------|

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