



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

58 Taraglen Road NE
Calgary, Alberta

MLS # A2324184



\$529,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,025 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, Separate Entrance, Storage, Vinyl Windows		

Inclusions: NA

FULLY RENOVATED | INVESTMENT PROPERTY | DOUBLE GARAGE | CORNER LOT This beautifully renovated 2-storey home situated on a desirable corner lot with a nice curb appeal and investment potential! This bright and stylish property features 4 bedrooms, 2.5 bathrooms, including a fully developed 1-bedroom illegal suited basement with a separate entrance — great way to supplement your mortgage payment or use for extra family space. The main floor showcases modern finishes throughout, including elegant white and grey oak cabinetry, full-height cabinets, subway tile backsplash, quartz countertops, and stainless steel appliances. The thoughtful upgrades create a clean, contemporary feel while maintaining warmth and functionality for everyday living. Upstairs offers 3 bedrooms and a well-appointed 4pc bathroom, while the illegal basement suite provides a 3pc bathroom, kitchen, spacious bedroom with a large window and separate laundry! The backyard is fully fenced with a large deck. You'll find an oversized heated detached double garage along with abundant parking surrounding the corner lot — ideal for families, entertaining, or those needing extra vehicle space. Conveniently located close to schools, parks, shopping, public transit, and the Genesis Centre, this move-in-ready home combines comfort, convenience, and investment potential. Don't miss this incredible opportunity to own a stylish and versatile home in Taradale!