



GRASSROOTS
REALTY GROUP

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15 Taraglen Court NE
Calgary, Alberta

MLS # A2330601



\$534,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,373 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Basement Appliances

Fully Renovated, Detached 2-Storey with Illegal Suite Welcome to 15 Taraglen Court NE, a beautifully renovated 2-storey home tucked into a quiet cul-de-sac in the family-friendly community of Taradale. Offering 1,372 sq ft of thoughtfully updated living space, this home features 3 bedrooms and 3 bathrooms, blending modern finishes with everyday functionality. Every inch of this property has been tastefully renovated, offering a move-in-ready home with contemporary flooring, updated kitchen and bathrooms, and fresh finishes throughout. The lower level includes an illegal suite with a separate entrance which is an excellent mortgage-helper opportunity or space for extended family. Located just minutes from Taradale School and Ted Harrison School, this home is ideal for growing families. Commuters and shoppers will love the proximity to Saddletowne CTrain Station, Sunridge Mall, and easy access to MÉtis Trail and 64 Avenue NE. Enjoy nearby green space and pathways at Taradale Park and the Taralake ponds, plus the Genesis Community Centre for year-round recreation. A fantastic opportunity for first-time buyers, investors, or multi-generational families looking for a turnkey home with income potential in a well-connected NE Calgary community.