

# \$525,000 - 7 Taraglen Road Ne, Calgary

MLS® #A2210533

**\$525,000**

5 Bedroom, 2.00 Bathroom, 1,041 sqft

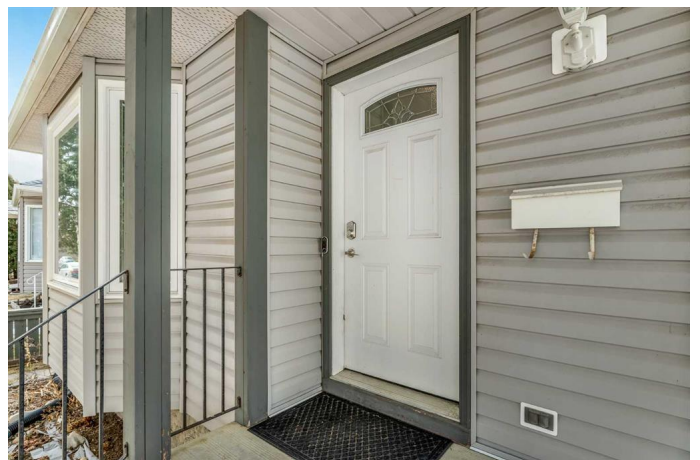
Residential on 0.09 Acres

Taradale, Calgary, Alberta

Hereâ€™s your opportunity to own a fantastic 4-level split home on a CORNER LOT with easy access to Stoney Trail and McKnight Blvd. The mature trees and lilac blossoms provide both privacy and curb appeal, making it truly inviting.

This fully finished home offers 1,900+ sq.ft of living space, 5 bedrooms and 2 full bathrooms, providing plenty of room for your family. On the main floor, youâ€™ll find a welcoming living room, a remodeled kitchen, and an open dining area. Large NEW windows and a NEW patio door flood the space with natural light while also helping to keep your energy bills low.

Upstairs, youâ€™ll find a spacious primary bedroom and a good-sized second bedroom. The bathroom features a soaker tub and a new window for added light and freshness. The lower level has a large family room, perfect for family gatherings or a play area for the kids. Thereâ€™s also a clean, neutral-toned full bathroom. The laundry room, with a new window, is enclosed with a door to reduce mess and noise. In the basement, you will find 3 bedrooms for your family. The oversized single detached garage provides extra parking spaces for convenience. Recent updates include NEW WINDOWS (2024), ROOF/SIDING (2020), FURNACE/WATER TANK (2016), and CABINETS/BATHROOMS/DOORS/TRIMS (2015), so you can enjoy peace of mind knowing the big-ticket items have been taken



care of.  
This home is truly a gem, and with all the recent upgrades, it won't last long. Call for a private viewing today and make this house YOUR HOME!

Built in 1986

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2210533      |
| Price          | \$525,000     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,041         |
| Acres          | 0.09          |
| Year Built     | 1986          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 7 Taraglen Road Ne |
| Subdivision | Taradale           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3J 2S1            |

**Amenities**

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 1                                                                        |
| Parking        | Garage Door Opener, Garage Faces Rear, Oversized, Single Garage Detached |
| # of Garages   | 1                                                                        |

**Interior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters                                    |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, |

|              |                          |
|--------------|--------------------------|
|              | Washer, Window Coverings |
| Heating      | Forced Air, Natural Gas  |
| Cooling      | None                     |
| Has Basement | Yes                      |
| Basement     | Finished, Full           |

## Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                    |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Paved, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Vinyl Siding                                                                                    |
| Foundation        | Poured Concrete                                                                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 21               |
| Zoning         | R-G              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.