

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

MLS® #A2218018

**\$445,000**

3 Bedroom, 3.00 Bathroom, 990 sqft

Residential on 0.00 Acres

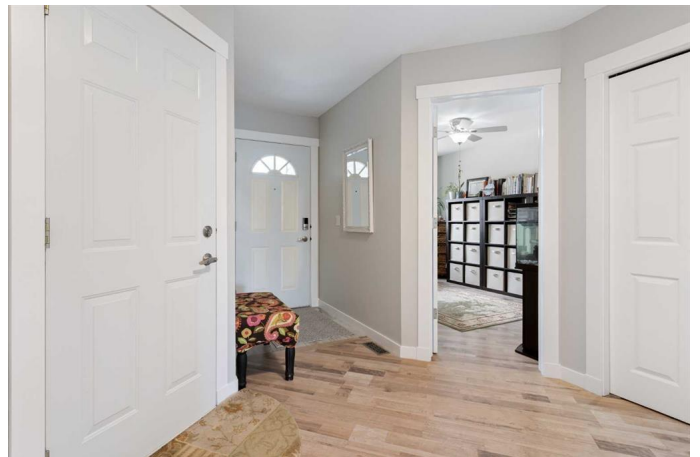
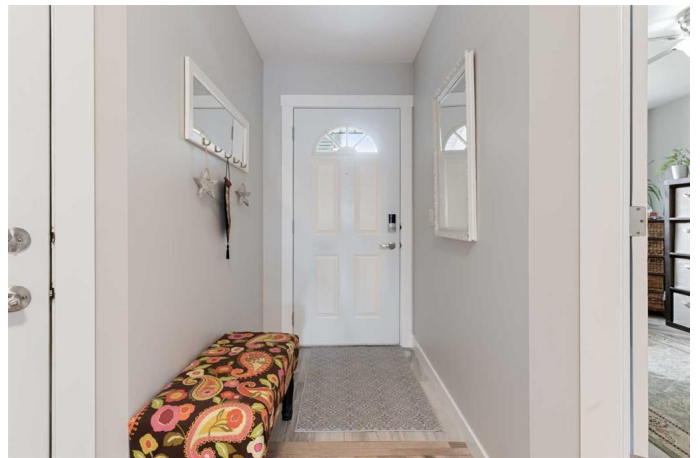
Taradale, Calgary, Alberta

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 | 2             |
| Zoning         | R-2M          |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.