

# \$499,900 - 44 Taraglen Place Ne, Calgary

MLS® #A2232510

**\$499,900**

3 Bedroom, 2.00 Bathroom, 913 sqft

Residential on 0.13 Acres

Taradale, Calgary, Alberta

Located on a fantastic cul-de-sac, this spacious 4-level split is the perfect match for a growing family looking for comfort, space, and future potential. Step into a bright and airy living room with a large bay window and vaulted ceilings that create an open, welcoming feel. The kitchen offers plenty of cabinet space and flows seamlessly into the dining area—ideal for busy mornings and family dinners.

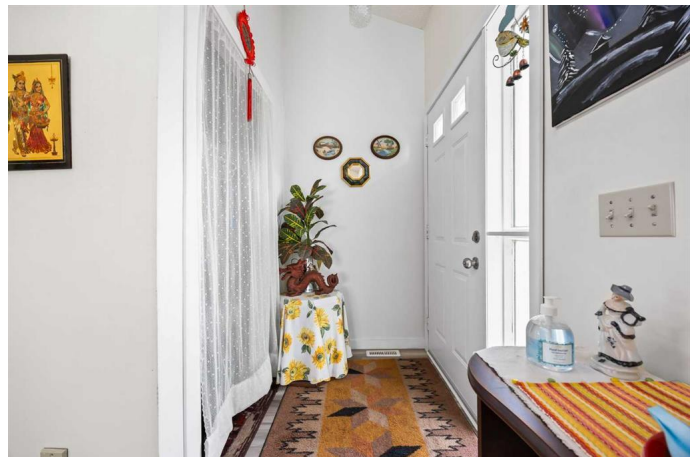
Upstairs, you™ll find three well-sized bedrooms, giving everyone their own space to unwind. The fully finished third level is a standout feature, offering a massive family room with a cozy gas fireplace and a full bathroom—perfect for weekend movie nights, a playroom, or guest space.

Outside, the home sits on a rare pie-shaped lot with a backyard that feels more like a private park. Whether you're dreaming of garden space, a play structure, or building a garage (there™s paved lane access), the possibilities here are wide open.

A solid family home in a quiet, established location—with room to live, grow, and make it your own.

Built in 1983

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2232510      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 913           |
| Acres          | 0.13          |
| Year Built     | 1983          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 44 Taraglen Place Ne |
| Subdivision | Taradale             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3L 2N4              |

### Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings                 |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Range |
| Heating           | Forced Air, Natural Gas                       |
| Cooling           | None                                          |
| Fireplace         | Yes                                           |
| # of Fireplaces   | 1                                             |
| Fireplaces        | Gas                                           |
| Has Basement      | Yes                                           |
| Basement          | Full, Unfinished                              |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Lot Description   | Back Yard, Pie Shaped Lot |
| Roof              | Asphalt Shingle           |

|              |                                 |
|--------------|---------------------------------|
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 139             |
| Zoning         | R-G             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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