

# \$699,900 - 234 Tarawood Place Ne, Calgary

MLS® #A2244799

**\$699,900**

5 Bedroom, 3.00 Bathroom, 1,357 sqft

Residential on 0.07 Acres

Taradale, Calgary, Alberta

Welcome to this BEAUTIFULLY UPGRADED MODIFIED BI-LEVEL home in the heart of TARADALE, nestled in a QUIET CUL-DE-SAC on a PIE-SHAPED LOT that BACKS ONTO GREEN SPACE—perfect for families and INVESTORS! Offering plenty of living space, this home features a BRIGHT OPEN FLOORPLAN with CROWN MOLDING, HARDWOOD FLOORING, and a COZY GAS FIREPLACE. The MODERN KITCHEN is equipped with QUARTZ COUNTERTOPS, UPGRADED APPLIANCES, a KITCHEN ISLAND, and plenty of CABINETRY—ideal for family living and entertaining. The spacious PRIMARY BEDROOM includes a WALK-IN CLOSET and a PRIVATE 4pc ENSUITE BATH, while two additional bedrooms and a full bath complete the main level. The FULLY FINISHED WALK-UP BASEMENT LEGAL SUITE includes 2 MORE BEDROOMS, a SECOND KITCHEN, a FULL BATH, SHARED LAUNDRY in a Utility room—perfect as a MORTGAGE HELPER or RENTAL INCOME opportunity. Additional highlights include a DOUBLE ATTACHED GARAGE, DECK, FENCED YARD, CEILING FANS, and LOW-MAINTENANCE LANDSCAPING with BACK LANE ACCESS. This MOVE-IN READY, NO SMOKING, NO PET home is ideally located within WALKING DISTANCE to SHOPPING PLAZA, TRANSIT, SCHOOLS, PARKS, and PLAYGROUNDS, and only a SHORT DRIVE to SADDLETOWNE C-TRAIN STATION and the GENESIS CENTRE



(YMCA). With EXCELLENT CURB APPEAL and HIGH INVESTMENT POTENTIAL, this home is a MUST-SEE for buyers seeking COMFORT, SPACE, and LOCATION in a THRIVING NORTHEAST COMMUNITY. QUICK POSSESSION AVAILABLE! 3D/Virtual Tour is also available for your convenienceâ€”CALL YOUR FAVOURITE REALTOR TODAY to book your private showing before itâ€™s gone!

Built in 2003

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244799          |
| Price          | \$699,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,357             |
| Acres          | 0.07              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 234 Tarawood Place Ne |
| Subdivision | Taradale              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 5B3               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Crown Molding |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                      |
| Heating           | Forced Air, Natural Gas                                                                                                            |
| Cooling           | Other                                                                                                                              |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                                                     |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Finished, Full, Suite, Walk-Up To Grade                                                                                            |

## Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                                             |
| Lot Description   | Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, Low Maintenance Landscape, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                   |
| Construction      | Vinyl Siding, Wood Frame                                                                                          |
| Foundation        | Poured Concrete                                                                                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 26              |
| Zoning         | R-G             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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