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58 Taraglen Road NE
Calgary, Alberta

MLS # A2341138

$509,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,039 sq.ft.	**Age:**	1983 (43 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Refrigerator (x2), Dishwasher, Electric stove (x2), Microwave hood fan, hood fan, washer and dryer (x2)

STUNNING RENOVATED DETACHED HOME | CORNER LOT | BASEMENT ILLEGAL SUITE | OVERSIZED DOUBLE DETACHED GARAGE Welcome to this beautifully renovated, freshly painted and move-in-ready detached home, ideally situated on a desirable corner lot in the vibrant community of Taradale. Thoughtfully updated throughout, this impressive property combines modern style, functionality, and excellent income potential—perfect for families, first-time buyers, or savvy investors. Step inside to a bright and inviting open-concept main floor, featuring large windows that flood the space with natural light, contemporary laminate flooring, and a stylish modern white kitchen. The kitchen is complemented by sleek cabinetry, stainless steel appliances, and a functional layout designed for both everyday living and entertaining. Convenient main-floor laundry completes the level. Upstairs, you’ll find three generously sized bedrooms, each offering its own closet, along with a well-appointed shared 4-piece bathroom. The thoughtful layout provides comfortable space for the entire family. The fully developed basement adds exceptional versatility and features an illegal suite with a modern kitchen, one bedroom, 3-piece bathroom, and separate laundry. Whether used for extended family, guests, or rental income, this additional living space offers valuable flexibility and potential. Outside, the corner lot provides added privacy and extra outdoor space, while the oversized double detached garage offers plenty of room for vehicles, storage, and more. Located in the well-established and family-oriented community of Taradale, this home is conveniently close to schools, shopping, playgrounds, parks, and a variety of everyday amenities. A turnkey property offering modern upgrades, a functional layout, additional living space, and

excellent investment potential. This is one you won’t want to miss!

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