

# \$449,000 - 87 Taraglen Road Ne, Calgary

MLS® #A2220928

**\$449,000**

3 Bedroom, 1.00 Bathroom, 1,252 sqft

Residential on 0.06 Acres

Taradale, Calgary, Alberta

OPEN HOUSE: July 6, 2025 SUNDAY 11 AM - 2 PM. Discover the inviting allure of 87 Taraglen Road NE, a beautifully maintained residence that combines timeless charm with modern comforts. As you step inside, you're welcomed into a warm and spacious living area bathed in natural light, where oversized windows allow sunshine to cascade through, highlighting the inviting decor and comfortable layout. The chef's kitchen serves as the heart of the home, featuring sleek appliances, generous counter space, and stylish cabinetry that seamlessly blends functionality with aesthetic appeal, making meal preparation an enjoyable experience. The gracefully designed bedrooms offer peaceful retreats, each providing ample space, plush carpeting, and soothing tones that create an atmosphere of relaxation and tranquility. The bathrooms are tastefully updated, showcasing contemporary fixtures and elegant finishes that elevate daily routines. Step outside to a beautifully landscaped yard, where mature trees and lush greenery form a picturesque backdrop, perfect for outdoor entertaining, family playtime, or peaceful moments of solitude. The outdoor space is complemented by a spacious patio area, ideal for summer barbecues or quiet evenings under the stars. Nestled in a friendly and well-established neighborhood, this home provides convenient access to local parks, reputable schools, shopping centers, and major transportation routes. With its perfect combination of comfort, charm, and



thoughtfully designed living spaces, 87 Taraglen Road NE presents a wonderful opportunity for those seeking a welcoming community and a house that truly feels like home.

Built in 1984

**Essential Information**

MLS® #	A2220928
Price	\$449,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,252
Acres	0.06
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	87 Taraglen Road Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2M4

**Amenities**

Parking Spaces	2
Parking	Off Street, None

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Brick Facing
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	53
Zoning	R-G

## Listing Details

Listing Office	PropZap Realty
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