

34 Tararidge Circle NE
Calgary, Alberta

MLS # A2218018



\$435,000

Division:	Taradale		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	990 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Lawn, Level, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 486
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)		
Inclusions:	2nd Bedrm Curtains		

Comfortable, Carefree, Convenient! 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 upgraded kitchen is both stylish & functional, boasting quartz countertops, newer SS appliances (2022), granite sinks with garburator & touch faucet, cabinetry with soft-close hardware & a convenient walk-in pantry. The primary bedrm includes a walk-in closet & stylish 4 pc ensuite finished with granite accents. A 2nd bedrm, another 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/games rm with plenty of extra storage space…A new central vacuum system was added in 2024, for added convenience. Tucked away from busy streets in a well-maintained complex with low condo fees, this home backs onto a lovely green space & is just steps from the Taradale shopping plaza—providing convenient access to groceries, dining, gas, banking & healthcare services. This fully reno'd, turn-key bungalow combines comfort, style & everyday convenience! Main Floor Units of this size are rarely available...DON'T miss out on this fantastic opportunity!