276 Taralake Terrace NE

Calgary | Active | MLS® A2314304

$574,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2006**	**1,720.19 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

Major price reduction 50 K ; Property needs to go. Welcome to this beautifully maintained and almost-new 2-storey home offering over 3 spacious bedrooms, 2.5 bathrooms, and a huge bonus room perfect for family living, a home office, or entertainment space. Best of all, this vacant property is available for immediate possession, allowing you to move in right away. Ideally located within walking distance to the C-Train (LRT) station and just minutes from the Genesis Centre and YMCA, this home offers exceptional convenience for commuters and active families alike. The inviting foyer leads into a bright and open main floor featuring a spacious living room, a functional kitchen with a massive center island, breakfast bar, walk-in pantry, and a generous dining nook ideal for family gatherings and everyday living. Upstairs, you'll find three well-sized bedrooms, including a spacious primary retreat complete with a luxurious ensuite featuring a corner soaker tub and separate stand-up shower. The huge bonus room provides additional versatile living space for the entire family. This immaculate home has been thoughtfully updated with newer blinds, a newer hot water tank, newer washer and dryer, and a newer dishwasher, providing peace of mind for years to come. A standout feature is the separate basement access through the garage, offering excellent future development potential (subject to city approvals). Location is unbeatable! The property backs directly onto a newer school and enjoys access to extensive green spaces, parks, playgrounds, and walking paths. Families will appreciate living in the vibrant and highly sought-after community of Taradale, known for its excellent schools, shopping, public transit, walking-distance access to the C-Train (LRT), and being just minutes from the Genesis Centre and YMCA, offering outstanding recreational, fitness, aquatic, and community programs for all ages. Convenient access to major roadways makes commuting easy, while beautiful parks, ponds, pathways, and a strong sense of community make Taradale one of Calgary's most desirable northeast neighborhoods. This home shows exceptionally well and offers the perfect combination of location, functionality, value, and exceptional transit accessibility. Don't miss this incredible opportunity-call today to book your private viewing and make this beautiful

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2314304
Bedrooms	3
Bathrooms	3
Year Built	2006
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,720.19 sq. ft.
Main Level Finished Area:	743 sq. ft.
Upper Level Finished Area:	977.2 sq. ft.
Acreage:	No
Lot Area:	3,692 sq. ft.
Lot Frontage:	10'4½"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2006 (Age: 20)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0513556
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Northeast
Community:	Taradale
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	none
Restrictions:	None Known
Main Floor	Dining Room · 11'3" × 11'1" ·
Main Floor	Foyer · 6'9" × 6'6" ·
Main Floor	Kitchen · 12' × 9'8" ·
Main Floor	Laundry · 8'10" × 6'6" ·
Main Floor	Living Room · 17'4" × 11'4" ·
Upper Level	Bedroom · 10'6" × 8'11" ·
Upper Level	Bedroom · 11'4" × 8'2" ·
Upper Level	Family Room · 16'10" × 16'9" ·
Upper Level	Bedroom - Primary · 12'5" × 10'8" ·

Title to Land:	Fee Simple
Community Features:	Airport/Runway, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features
Exterior Features:	Playground
Patio And Porch Features:	None
Lot Features:	Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-G
Listed Date:	Jun 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/276-taralake-terrace-ne-calgary-a2314304/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.