

\$759,900 - 45 Taralake Heath, Calgary

MLS® #A2223909

\$759,900

6 Bedroom, 4.00 Bathroom, 2,192 sqft

Residential on 0.08 Acres

Taradale, Calgary, Alberta

Welcome to 45 Taralake Heath NE â€“
Renovated 6-Bedroom Family Home with
Illegal Basement Suite in Taradale!

Discover this beautifully renovated home in the heart of the sought-after Taradale community. Featuring over 2,800 sq ft of living space, this versatile property is perfect for large or multi-generational families and also offers income-generating potential with its 2-bedroom illegal basement suite. Currently rented for \$1300.



Main Highlights:

- â€¢ 4 spacious bedrooms upstairs + a large bonus room â€“ ideal for a growing family.
- â€¢ Bright and airy main level with a separate living room, formal dining area, and a dedicated nook for casual meals.
- â€¢ Attached front-facing garage for added convenience and storage.

Recent Renovations:

- â€¢ Brand new flooring throughout the main and upper levels.
- â€¢ New kitchen appliances for a modern cooking experience.
- â€¢ New carpet upstairs adds warmth and comfort.
- â€¢ Granite countertops in the kitchen for a stylish, upscale touch.

Additional Features:

- â€¢ Illegal 2-bedroom basement suite with a

separate entrance “ perfect for rental income or extended family - rented at \$1300 per month , tenants willing to stay.
“ Located on a quiet, family-friendly street close to schools, parks, shopping, and transit.

This move-in-ready home combines comfort, functionality, and opportunity “ a rare find in Calgary’s northeast. Don’t miss your chance to own this spacious gem in Taradale!

Built in 2008

Essential Information

MLS® #	A2223909
Price	\$759,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,192
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	45 Taralake Heath
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0J2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Pantry, Separate Entrance

Appliances Dishwasher, Electric Cooktop, Microwave, Range Hood, Washer/Dryer

Heating Central

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full

Exterior

Exterior Features Garden, Storage

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 22nd, 2025

Days on Market 75

Zoning R-G

Listing Details

Listing Office MaxWell Central

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.