# \$529,900 - 45 Tarington Green Ne, Calgary

MLS® #A2210807

## \$529,900

4 Bedroom, 3.00 Bathroom, 1,061 sqft Residential on 0.07 Acres

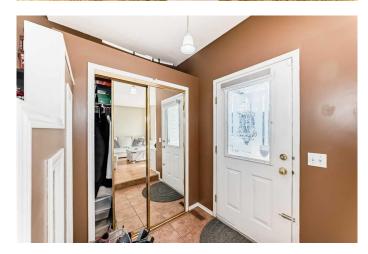
Taradale, Calgary, Alberta

Lovingly maintained and cherished as a forever home, this fully developed 4-level split offers exceptional value, flexibility, and space for today's family needs.

Featuring 4 bedrooms plus a loft and 2.5 bathrooms, this home is ideal for growing or multi-generational families. The bright third level includes a walkout at grade to the backyard, offering easy outdoor access and a private entranceâ€"an excellent setup for a possible suite which would be subject to permits and approvals. The lower levels already feature a second kitchen, 2 bedrooms, and 2 bathrooms, providing great potential for extended family living or rental income. (The roof on this home was replaced in 2020 and the furnace and hot water tank in 2016.) Nestled on a quiet street in a family-friendly neighborhood, you're just steps from schools, playgrounds, green spaces, a dog park, and transit. Shopping, medical services, and the airport are also just minutes away. This is a must-see property that blends warmth, functionality, and unbeatable value in a fantastic location!







Built in 1999

#### **Essential Information**

MLS® # A2210807 Price \$529,900

Bedrooms 4

Bathrooms 3.00 Full Baths 2

Half Baths 1

Square Footage 1,061 Acres 0.07 Year Built 1999

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

# **Community Information**

Address 45 Tarington Green Ne

Subdivision Taradale
City Calgary
County Calgary
Province Alberta
Postal Code T3J 3X3

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Garage Faces Rear

# of Garages 2

#### Interior

Interior Features High Ceilings, No Smoking Home, Pantry, Separate Entrance, Soaking

Tub, Walk-In Closet(s), Bidet

Appliances Electric Range, Garage Control(s), Range Hood, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

#### **Exterior**

Exterior Features Lighting, Private Yard

Lot Description Back Lane, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 14th, 2025

Days on Market 33
Zoning R-G

# **Listing Details**

Listing Office Braxton Hayes Real Estate Corp.

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