

# \$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 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 entrance—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	Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Electric Range
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            18

Zoning                        R-G

### **Listing Details**

Listing Office                Braxton Hayes Real Estate Corp.

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