

# \$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	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	18
----------------	----

Zoning	R-G
--------	-----

### **Listing Details**

Listing Office	Braxton Hayes Real Estate Corp.
----------------	---------------------------------

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