

# \$598,900 - 12 Tarington Manor, Calgary

MLS® #A2260793

## \$598,900

4 Bedroom, 2.00 Bathroom, 862 sqft

Residential on 0.07 Acres

Taradale, Calgary, Alberta

**\*\*Over 1500 sqft of living space\*\*** Welcome to this newly renovated bi-level residence offering the perfect blend of comfort, functionality, and convenience. Featuring 4 spacious bedrooms, this home is ideal for growing families, multi-generational living, or savvy investors looking to capitalize on its mortgage-helper potential. If you head to the back of the home there is ample of backyard space with a spacious deck perfect for BBQ and gazebo and also a double detached oversize garage.

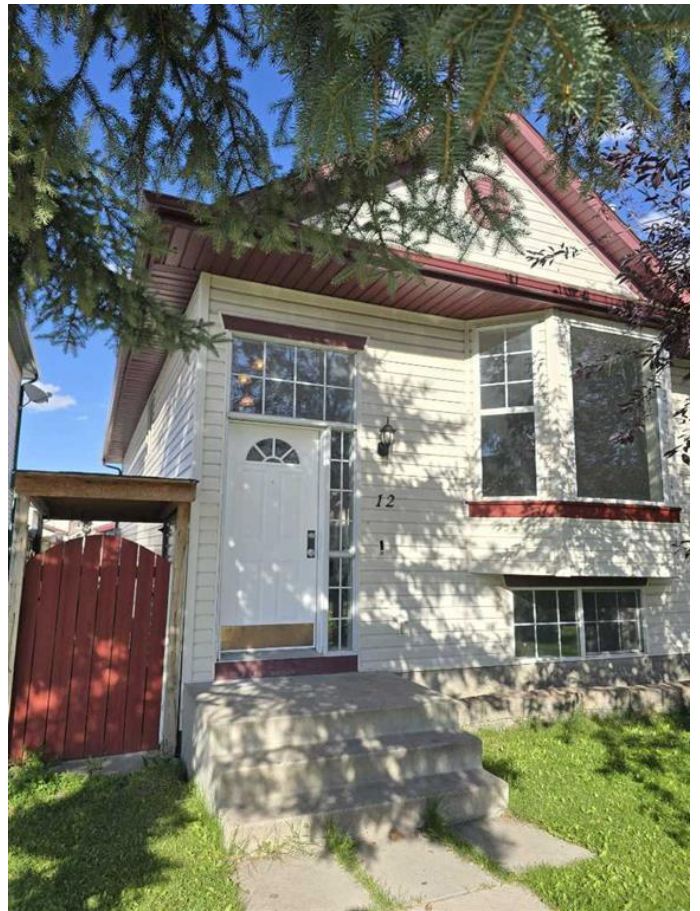
Built in 2002

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260793    |
| Price          | \$598,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 862         |
| Acres          | 0.07        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 12 Tarington Manor |
| Subdivision | Taradale           |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3J 4N2 |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator                                 |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | Central Air                                                                         |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Gas                                                                                 |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Balcony, Lighting, Private Yard                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Vinyl Siding, Wood Frame                                                     |
| Foundation        | Poured Concrete                                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 37                   |
| Zoning         | R-G                  |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Five Star Realty |
|----------------|------------------|

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.