

45 Tarington Green NE
Calgary, Alberta

MLS # A2210807



\$529,900

Division:	Taradale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,061 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, High Ceilings, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: Garage Shelves, Zebra Blinds

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!