

# \$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                20  
Zoning                              R-G

**Listing Details**

Listing Office                    Braxton Hayes Real Estate Corp.

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