

**45 Tarington Green NE**  
**Calgary, Alberta**

**MLS # A2210807**



**\$529,900**

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

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