



GRASSROOTS
REALTY GROUP

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21 Tarington Green NE
Calgary, Alberta

MLS # A2214868



\$630,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,324 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

Stylish, Spacious & Move-In Ready! Welcome to this freshly painted gem in the heart of Taradale NE—a perfect blend of comfort, functionality, and income potential! This charming 2-storey home offers 3 bedrooms and 2.5 bathrooms upstairs, plus a 1-bedroom, 1-bath illegal basement suite with its own private entrance—ideal for extended family or a mortgage helper! The open-concept main floor is bright and welcoming, featuring a cozy living space, spacious dining area, and a functional kitchen that flows perfectly for everyday living and entertaining. Retreat upstairs to a large primary bedroom with a private ensuite, along with two additional bedrooms and a full bath. The illegal basement suite is thoughtfully laid out with a living area, kitchenette, bedroom, and full bathroom—ready to generate rental income or host guests in comfort. Step outside to your fully fenced backyard with a double detached garage, offering privacy and secure parking. Located on a quiet street just minutes from schools, parks, shopping, and transit—this home has it all! Freshly painted. Income potential. Great location. All that’s missing is you! Book your private showing today before it’s gone!