



GRASSROOTS
REALTY GROUP

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273 Tarington Close NE
Calgary, Alberta

MLS # A2215061



\$569,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,343 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, St		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters		

Inclusions: N/A

****OPEN HOUSE : SUNDAY, APRIL 27 FROM 3-5PM CANCELLED**** Welcome to your first step into homeownership! This beautifully updated 4-BEDROOM, 2 FULL BATH, and 2 HALF BATH home offers over 1,800 SQ. FT. OF THOUGHTFULLY DESIGNED LIVING SPACE in the heart of TARADALE – one of Calgary’s most vibrant and multicultural communities. From the moment you walk in, you’ll feel the pride in every detail. With OVER \$22,000 IN RECENT RENOVATIONS, this home is MOVE-IN READY and perfect for families or first-time buyers looking to get exceptional value in a growing neighborhood. Enjoy the STUNNING NEW QUARTZ COUNTERTOPS AND BACKSPLASH, BRAND NEW APPLIANCES, and LUXURY VINYL PLANK FLOORING throughout. The entire home has been REFRESHED WITH NEW PAINT, giving it a clean, modern feel. Upgrades go beyond the cosmetic: a NEARLY NEW ROOF, SIDING, HOT WATER TANK, and even a NEW FURNACE MOTOR mean you won’t have to worry about big-ticket items for years to come. The FINISHED BASEMENT adds even more living space – perfect for a REC ROOM, HOME GYM, OR OFFICE. Taradale is a WELCOMING, DIVERSE COMMUNITY with access to SCHOOLS, PARKS, TRANSIT, AND SHOPPING – everything you need is right at your doorstep. YOU SIMPLY WON’T FIND A BETTER DEAL IN TARADALE. This is your opportunity to make the DREAM OF HOMEOWNERSHIP A REALITY.