



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**144 Tarington Park NE**  
**Calgary, Alberta**

**MLS # A2238345**



**\$544,000**

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,260 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

**Inclusions:** N/A

Welcome to this well-maintained and recently upgraded 2-storey home, ideally located in the highly desirable community of Taradale. Situated just moments from major highways, parks, schools, shopping, and essential amenities, this property offers both convenience and comfort for growing families or savvy investors. This charming home boasts several significant upgrades, including a new Class 4 impact-resistant roof (April 2025), premium siding (June 2025), and a new water heater (April 2025), providing peace of mind and long-term value. The main floor features a spacious living area filled with natural light, a dedicated dining space, and a private kitchen equipped with elegant quartz countertops and plenty of cabinetry. A second dining area provides access to the large south-facing backyard deck, ideal for summer gatherings and relaxation. The backyard also includes a two-car parking pad for added convenience. Upstairs, the home offers three generously sized bedrooms and a 4-piece bathroom, which includes direct access from the primary bedroom, creating a semi-ensuite layout perfect for privacy. The fully finished basement expands your living space with a large recreation room, a dedicated office area, and an additional bedroom, making it ideal for a home business, guests, or extended family. This is a fantastic opportunity to own a move-in-ready home in a well-connected neighborhood. Don't miss your chance — schedule your private viewing today!