



**GRASSROOTS**  
REALTY GROUP

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**78 Tarington Place NE**  
**Calgary, Alberta**

**MLS # A2243642**



**\$579,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rd		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** Basement Appliances: Fridge, Electric Range, Range Hood, Microwave

Experience refined comfort and incredible value in this beautifully upgraded and spacious home located in the vibrant, family-oriented community of Taradale. Welcome to 78 Tarington Place NE – a fully finished, south-facing residence offering a total of five generously sized bedrooms and three and a half bathrooms, thoughtfully designed to accommodate both growing families and investors alike. This home exudes pride of ownership, with major renovations and high-end upgrades completed throughout. Enjoy the peace of mind that comes with a brand new roof installed in June 2025, and brand new siding updated just last week, enhancing both curb appeal and long-term durability. Inside, the home has been freshly painted and features elegant knockdown ceilings and luxurious new flooring, creating a bright and welcoming ambiance across every level. The illegal two-bedroom basement suite with a separate entrance offers exceptional potential as a mortgage helper or extended living space. Currently the home is tenanted, with tenants on both floors. They are open to staying, making this an excellent opportunity for immediate rental income. Flooded with natural sunlight thanks to its south-facing orientation, this home is warm, inviting, and functional. The open-concept main floor seamlessly connects living, dining, and kitchen areas, perfect for both daily living and entertaining guests. Location is everything, and this property truly delivers. You are just a one-minute walk from Ted Harrison School (Grades 5&ndash;9), making daily school runs effortless. The home is also ideally situated close to the Calgary International Airport, public transit, walking paths, parks, and a wide selection of ethnic grocery stores, restaurants, and local amenities – offering unmatched convenience for families and tenants alike. Whether you're searching for your forever

family home or a high-potential investment property, 78 Tarington Place NE offers a perfect blend of style, comfort, and location. Come see what makes this home a rare and exceptional find in one of Calgary's most desirable northeast communities.