



GRASSROOTS
REALTY GROUP

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237 Tarington Close NE
Calgary, Alberta

MLS # A2249146



\$669,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,636 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Tankless Hot Water

Inclusions: n/a

Turnkey Renovated Home with a Basement Suite. Welcome to this beautifully updated home tucked away on a quiet, family-friendly street—offering the ideal blend of comfort, style, and smart investment opportunity. This property shines with modern upgrades. Inside, you’ll find luxury vinyl plank flooring on the main and lower levels, elegant tile in the bathrooms, and plush carpeting upstairs. Knockdown ceilings, blinds, a high-efficiency tankless hot water system, and much more. On the main level, step into the bright and spacious living room, where a large west-facing window fills the space with natural light, and a tray ceiling with soft back-lighting adds a touch of sophistication. The fully renovated kitchen features pristine white cabinetry, granite countertops, stainless steel appliances, and stylish lighting along with a dining area—perfect for everyday family meals or entertaining guests. An updated 2-piece bath with convenient main-floor laundry completes the main level. Upstairs, you’ll find two large kids’ rooms, a master suite, and an updated 4-piece bathroom. The primary suite is a true retreat, featuring a generous walk-in closet and a fully renovated ensuite with a sleek 10mm glass shower and rainfall shower head. Downstairs, versatility meets value. The fully finished illegal basement suite includes a separate entrance, a large bedroom, a full 4-piece bathroom, its own laundry, and a bright living area—ideal for extended family or guests. Outside, enjoy a private backyard oasis complete with a stylish pergola over a spacious deck and a well-kept garden—perfect for summer barbecues and quiet evenings. A large 21x21 double detached garage offers safe parking and plenty of storage space. Whether you’re a growing family looking for a flexible living space or an investor seeking a property in a desirable

neighbourhood, this home delivers on all fronts.