



GRASSROOTS
REALTY GROUP

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204 Tarington Close NE
Calgary, Alberta

MLS # A2259103



\$502,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,318 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, On Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		
Inclusions:	N/A		

Welcome to Your New Home in Taradale! Step inside this beautifully maintained 3-bedroom home offering over 1,300 sq. ft. of bright, open living space in one of Calgary's most welcoming communities. Large windows fill the main floor with natural light, and the convenient front parking pad provides easy access for you and your guests. This home has seen thoughtful updates, including a updated roof (2022), knockdown ceilings, updated light fixtures, and fresh paint giving it a modern, move-in-ready feel. Perfectly located just minutes from shopping centres, parks, playgrounds, and sports facilities, with schools, dog parks, and scenic walking paths within a short stroll. It's ideal for first-time buyers or families looking for a vibrant, connected lifestyle. The undeveloped basement is ready for your personal touch, offering endless potential for a rec room, gym, or home theatre. Fresh, bright, and full of potential, this Taradale gem is ready for you. Book your showings today!