



**GRASSROOTS**  
REALTY GROUP

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**65 Tararidge Circle NE**  
**Calgary, Alberta**

**MLS # A2265952**



**\$375,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,085 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 511
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** n/a

**\*\*Open House Saturday Jan 17th 2 to 430pm\*\*** Discover the charm of 65 Tararidge Circle NE, a beautifully maintained and spacious bungalow-style townhome located in a highly desirable neighborhood. This inviting residence offers over 2,000 square feet of thoughtfully designed living space, blending comfort with everyday practicality. As you enter, you're welcomed by a generous foyer that leads to a second bedroom and a full bathroom on the main level. Down the hall, you'll find a well-appointed kitchen equipped with stainless steel appliances, seamlessly connecting to a large living room featuring vaulted ceilings and a cozy gas fireplace—ideal for relaxing or entertaining. The primary suite is a serene retreat, complete with a walk-in closet and a private four-piece ensuite. Downstairs, the basement provides two additional sizable bedrooms, a spacious recreation area, and another full bathroom, offering plenty of space for family and guests. Additional highlights include a fully drywalled single attached garage and convenient access to local schools, shopping centers, parks, and transit routes. Perfect for families and busy professionals alike, this move-in-ready home in Taradale awaits its new owners. Don't miss the opportunity to make it yours.