



**35 Tarington Gardens NE
Calgary, Alberta**

MLS # A2290155



\$574,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,445 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot		

Heating: Central, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows

Inclusions: N/A

Rare opportunity! Walkout home backing directly onto green space and playground in the heart of Taradale. This two-storey home offers over 1,450 sq ft above grade with a functional layout featuring a spacious living room with fireplace, kitchen with island and dining nook, and access to the rear deck overlooking the park. The upper level includes three bedrooms, a full bathroom, and a large bonus room providing plenty of space for family living. The walkout basement features a one-bedroom illegal suite with separate entrance, offering flexibility for extended family. Complete with a double attached garage and ideally located close to schools, parks, shopping, transit, and major roadways, this property presents a great opportunity for buyers looking to update, add value, and unlock the potential in a fantastic location.