



**189 Tarington Close NE  
Calgary, Alberta**

**MLS # A2141744**



**\$679,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Taradale   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,319 sq.ft.   | <b>Age:</b>   | 1998 (26 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces |               |                   |
| <b>Lot Size:</b> | 0.07 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Front Yard, Level                    |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Central, Forced Air                             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                     | <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, Wood Frame                        | <b>Zoning:</b>    | R-1N |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Quartz Counters, See Remarks, Separate Entrance |                   |      |

**Inclusions:** Microwave, Electric Range, Refrigerator

Welcome to this freshly RENOVATED, CORNER LOT, LEGAL BASEMENT, DOUBLE CAR OVERSIZED GARAGE, 2-Storey laned home located in the vibrant community of Taradale NE, Calgary. This beautiful residence offers ample space with a total of five bedrooms and 3.5 bathrooms. Upstairs, you’ll find three spacious bedrooms, including a master suite with a private ensuite bathroom, and an additional full bathroom. The fully finished basement provides two more bedrooms and another full bathroom, perfect for tenants or extended family. Roof was replaced in 2021 and furnace was replaced in 2022. The property boasts a double car detached garage, ensuring plenty of parking and storage. Situated in a prime location, this home is within close proximity to schools, parks, and pathways, making it ideal for families. Enjoy easy access to public transit, retail shopping centres, and places of worship. The Calgary International Airport and the Genesis Centre (YMCA) are just a short drive away, offering convenience for both travel and recreational activities. Don’t miss the opportunity to own this stunning, renovated home in one of Calgary’s most sought-after neighborhoods. Schedule a viewing today! See property upgrade sheet in the supplements.