

# \$649,900 - 84 Tarington Way Ne, Calgary

MLS® #A2214199

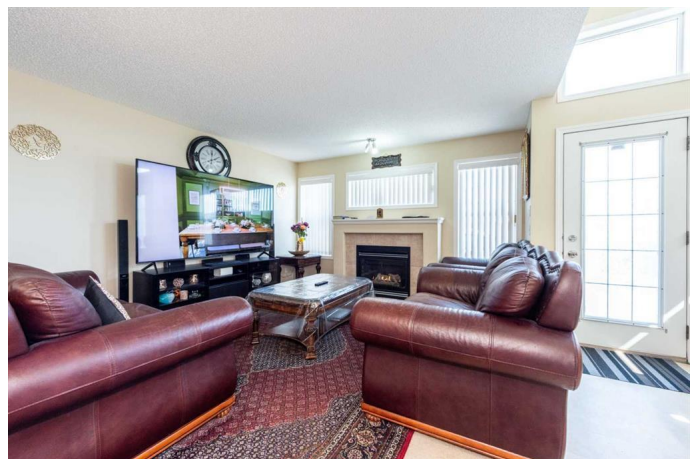
**\$649,900**

5 Bedroom, 4.00 Bathroom, 1,533 sqft

Residential on 0.08 Acres

Taradale, Calgary, Alberta

FIRST TIME HOME BUYER | INVESTMENT ALERT! A well-maintained, beautiful home in the community of Taradale, NE Calgary with LEGAL BASEMENT SUITE. This is well kept 2 STOREY 5 BED 3.5 BATH House with SEPERATE ENTRANCE . The main level has TWO LIVING ROOMS, nice kitchen with DINING AREA with big windows. The family room is bright with natural light and a gas fireplace to keep you warm throughout the cooler months. The kitchen includes a large corner island and plenty of storage cabinets; the corner pantry provides additional storage for all necessities. A growing family will appreciate the spaciousness of the dining room. The rear entrance connects to the entertainer's deck. for BBQ parties! The main level is finished with a 2-piece bathroom, living & dining. The master bedroom, which has a 4-piece ensuite and a large walk-in closet, is located upstairs. The additional bedrooms are of generous size. A closet beside the stairs and a 4-piece bath complete the upper floor. LEGAL SUITE in the basement has a rec room, kitchenette, two bedrooms, SEPARATE LAUNDRY, and a 4 piece bath. Because of the SEPARATE ENTRANCE and SEPARATE LAUNDRY, this place may be entirely rented or live up/rent down for extra income. Basement is currently rented for \$1200. There's a large private backyard with a huge deck and carport and plenty of space for a triple garage. This house is in a prime neighborhood, close to parks, schools, public



transportation, and shopping. Call your favourite realtor to book a showing right away!

Built in 2002

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214199    |
| Price          | \$649,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,533       |
| Acres          | 0.08        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 84 Tarington Way Ne |
| Subdivision | Taradale            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 4V9             |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                    |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |

|              |                                               |
|--------------|-----------------------------------------------|
| Fireplaces   | Gas                                           |
| Has Basement | Yes                                           |
| Basement     | Exterior Entry, Full, Suite, Walk-Up To Grade |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 10               |
| Zoning         | R-G              |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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