

# \$525,000 - 144 Tarington Park Ne, Calgary

MLS® #A2246726

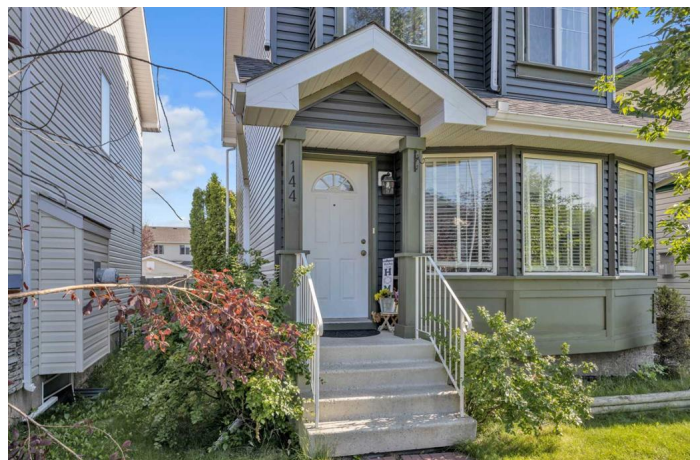
**\$525,000**

4 Bedroom, 2.00 Bathroom, 1,260 sqft

Residential on 0.07 Acres

Taradale, Calgary, Alberta

Welcome to this well-maintained and recently upgraded 2-storey home, ideally located in the highly desirable community of Taradale. Situated just moments from major highways, parks, schools, shopping, and essential amenities, this property offers both convenience and comfort for growing families or savvy investors. This charming home boasts several significant upgrades, including a new Class 4 impact-resistant roof (April 2025), premium siding (June 2025), and a new water heater (April 2025), providing peace of mind and long-term value. The main floor features a spacious living area filled with natural light, a dedicated dining space, and a private kitchen equipped with elegant quartz countertops and plenty of cabinetry. A second dining area provides access to the large south-facing backyard deck, ideal for summer gatherings and relaxation. The backyard also includes a two-car parking pad for added convenience. Upstairs, the home offers three generously sized bedrooms and a 4-piece bathroom, which includes direct access from the primary bedroom, creating a semi-ensuite layout perfect for privacy. The spacious master bedroom features separate his-and-hers closets and comfortably fits a king-size bed along with side tables. The fully finished basement expands your living space with a large recreation room, a dedicated office area, and an additional bedroom, making it ideal for a home business, guests, or extended family. This is a fantastic opportunity to own a



move-in-ready home in a well-connected neighborhood. Donâ€™t miss your chance â€” schedule your private viewing today!

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246726    |
| Price          | \$525,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,260       |
| Acres          | 0.07        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 144 Tarington Park Ne |
| Subdivision | Taradale              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 3V6               |

**Amenities**

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

**Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 41               |
| Zoning         | R-G              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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