

# \$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	4
Zoning	R-G

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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