

# \$550,000 - 120 Tarington Park Ne, Calgary

MLS® #A2135530

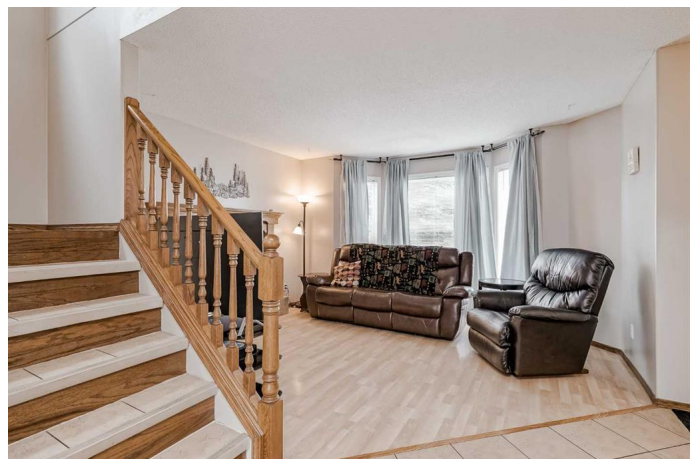
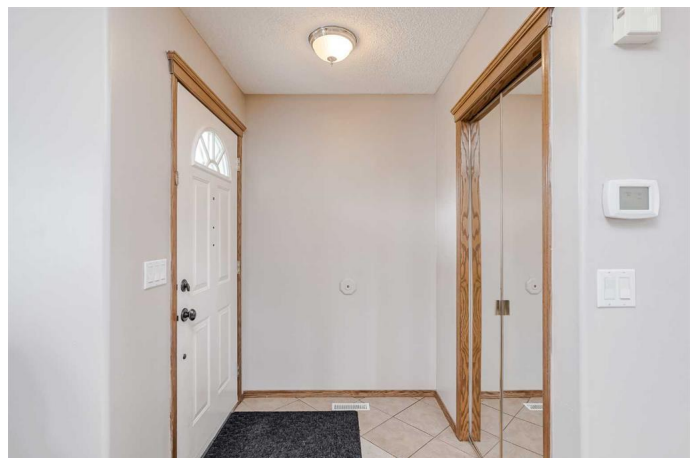
**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,195 sqft

Residential on 0.07 Acres

Taradale, Calgary, Alberta

This unique, fully finished two-storey home offers 1,195 square feet of thoughtfully designed living space, complete with a double garage built in 2018 for all your storage and parking needs. Situated on a tranquil street, this residence is a stone's throw away from an off-leash dog park and Tarington Woods Park, perfect for outdoor enthusiasts who love walking paths and green spaces. Upon entering, you'll discover a welcoming front living room with a cozy fireplace, setting the stage for intimate gatherings and relaxation. The kitchen, which includes a dining nook, opens to a backyard oasis through a door that leads to a newly constructed, maintenance-free deck. With its south-facing exposure, the backyard is ideal for sun lovers. It features a garden bed and a charming cherry tree, offering a delightful spot for gardening and outdoor dining. The main floor also includes a practical 2-piece bathroom combined with a laundry room, streamlining your daily routines. Upstairs, the home features three bedrooms with hard flooring, making it perfect for those who prefer a carpet-free environment. The primary bedroom boasts a spacious walk-in closet, providing ample storage space, while the remaining bedrooms share a well-appointed bathroom. The fully finished basement adds versatility to this home, offering a comfortable living area, a 3-piece bathroom with a shower, and a flex room that can be tailored to your needs, whether as a home office, gym, or guest room.



Meticulously maintained (both Furnace and Roof replaced in 2023) and charming, this property stands out with its unique features and prime location. It's a rare find that combines comfort, convenience, and a touch of nature, creating a space that feels like home when you step inside.

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2135530    |
| Price          | \$550,000   |
| Sold Price     | \$545,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,195       |
| Acres          | 0.07        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 120 Tarington Park Ne |
| Subdivision | Taradale              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 3V5               |

**Amenities**

|                |                                             |
|----------------|---------------------------------------------|
| Parking Spaces | 4                                           |
| Parking        | Alley Access, Double Garage Detached, Paved |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                                                             |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas                                                                                           |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Lane, Back Yard, Paved, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Concrete, Vinyl Siding, Wood Siding          |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 30th, 2024  |
| Date Sold      | June 24th, 2024 |
| Days on Market | 25              |
| Zoning         | R-1N            |
| HOA Fees       | 0.00            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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