



**GRASSROOTS**  
REALTY GROUP

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**87 Tarington Road NE**  
**Calgary, Alberta**

**MLS # A2330554**



**\$499,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                              |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | Bi-Level                              |               |                   |
| <b>Size:</b>     | 1,257 sq.ft.                          | <b>Age:</b>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 5                                     | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached                |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot |               |                   |

|                    |                                                                                                     |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile                                                                                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                     | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                     | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Crown Molding, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s) |                   |     |

**Inclusions:** Appliances in Basement

Welcome to 87 Tarington Road NE a well-maintained bi-level offering over 1,200 sq. ft. above grade, 5 bedrooms, 3 full bathrooms, a City of Calgary registered legal secondary suite, and a double detached garage. Whether you're looking for a spacious family home with mortgage-helping income potential or a turnkey investment property, this home offers exceptional flexibility and value. The bright and inviting main level features soaring ceilings, large windows that flood the space with natural light, and a functional open-concept layout. The spacious living room flows into the dining area and well-appointed kitchen, complete with solid wood cabinetry, ample counter space, a central island with raised eating bar, upgraded stainless steel appliances, and a water filtration system. A convenient side entrance off the dining area provides easy access to the backyard and garage. The upper level offers three generously sized bedrooms, including a primary retreat with a walk-in closet and private 3-piece ensuite featuring a cheater door. Two additional bedrooms are serviced by a full 4-piece bathroom, making this level ideal for growing families. The fully developed legal secondary suite is thoughtfully designed with its own private entrance, two spacious bedrooms, a full bathroom, a bright living area, and a functional kitchen, providing an excellent opportunity for rental income, multigenerational living, or extended family accommodations. Outside, you'll find a low-maintenance backyard with a large deck, perfect for summer entertaining, along with a double detached garage and paved rear lane access. Recent updates over the years include flooring, stainless steel appliances, roof, vinyl siding, and garage, adding to the home's overall appeal and peace of mind. Conveniently located close to schools, parks, shopping, public transit, and major roadways, this move-in-ready home

combines comfort, versatility, and outstanding investment potential. Don't miss your opportunity to own this fantastic property in the heart of Taradale!