

# \$514,900 - 53 Tarington Landing Ne, Calgary

MLS® #A2210348

**\$514,900**

3 Bedroom, 2.00 Bathroom, 1,341 sqft  
Residential on 0.06 Acres

Taradale, Calgary, Alberta

An Excellent Opportunity for First-Time Homebuyers or Investors! Don't miss your chance to own this semi-detached gem located on a peaceful, quiet street. This uniquely designed home features two spacious living rooms on the main floor, providing flexibility and comfort for everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms and a bright 4-piece bathroom. The partially finished basement offers ample space and the potential to add another full bathroom, giving you room to grow. Upon entering, you're welcomed by a bright and inviting living room, followed by a functional kitchen, a dedicated dining area, and a second living room with a convenient 2-piece bathroom. Sitting on a large lot, the property offers plenty of outdoor space—perfect for gardening, kids' play, or your own backyard retreat. There's also ample street parking and the potential to add a double-car garage at the back. Located close to top-rated schools, parks, and shopping, this home offers both convenience and community. This rare opportunity won't last—schedule your showing today!

Built in 2002

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2210348  |
| Price  | \$514,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,341                  |
| Acres          | 0.06                   |
| Year Built     | 2002                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 53 Tarington Landing Ne |
| Subdivision | Taradale                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 4T7                 |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home                                   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Level, Other, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding, Wood Frame                              |
| Foundation        | Poured Concrete                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 17              |
| Zoning         | R-G             |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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