



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**27 TARINGTON Road, Calgary T3J 3V6**

MLS®#: **A2184758**

Area: **Taradale**

Listing Date: **01/11/25**

List Price: **\$560,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1998**

Finished Floor Area

Abv Sqft: **1,203**  
Low Sqft:  
Ttl Sqft: **1,203**

Lot Information

Lot Sz Ar: **3,132 sqft**  
Lot Shape:

DOM

**11**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Street Lighting,Rectangular Lot**  
Park Feat: **Rear Drive,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Fire Pit**

Construction: **Vinyl Siding**  
Flooring: **Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Laminate Counters,Pantry,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 6`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 9`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`6" x 5`3"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`2" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 11`11"</b>
<b>Storage</b>	<b>Basement</b>	<b>9`9" x 9`7"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 10`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`0" x 13`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 9`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 10`1"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>4`7" x 5`5"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>18`1" x 4`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9810635**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**This charming 2-storey home freshly painted throughout is an ideal starter property or investment opportunity! Filled with natural light, the inviting spacious entryway leads to a large living room with a view of the front porch—perfect for enjoying summer evenings with your favourite beverage. The living room flows seamlessly into a bright kitchen featuring ample counter space, cabinetry, and a large pantry with an adjacent dining nook providing a cozy spot for family meals, while the back door opens to a generous deck, ideal for summer BBQs with family and friends and a convenient private large 2-piece bath completes the main level. Upstairs, you'll find two well-sized bedrooms, and a spacious primary suite with a walk-in closet and a large 4-piece bath. The basement offers endless potential to create your own custom space. Outside, the fully fenced backyard provides privacy and a great area for outdoor activities, with room for parking accessible via the rear alley. The home is just steps away from public transit, Taradale Off-Leash Park, and Tarington Woods Park, with easy access to McKnight Blvd for added convenience. This home truly has it all—don't miss out!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX First**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











