

**53 Tarington Landing NE**  
**Calgary, Alberta**

**MLS # A2210348**



**\$514,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,341 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Level, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

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!