

**65 Tararidge Circle NE**  
**Calgary, Alberta**

**MLS # A2265952**



**\$419,900**

|                  |                                               |               |                   |
|------------------|-----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                                      |               |                   |
| <b>Type:</b>     | Residential/Four Plex                         |               |                   |
| <b>Style:</b>    | Bungalow                                      |               |                   |
| <b>Size:</b>     | 1,085 sq.ft.                                  | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 4                                             | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Single Garage Attached                        |               |                   |
| <b>Lot Size:</b> | -                                             |               |                   |
| <b>Lot Feat:</b> | Front Yard, Landscaped, Lawn, Rectangular Lot |               |                   |

|                    |                                                                |                   |        |
|--------------------|----------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                | <b>Condo Fee:</b> | \$ 511 |
| <b>Basement:</b>   | Finished, Full                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                       | <b>Zoning:</b>    | R-2M   |
| <b>Foundation:</b> | Poured Concrete                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows |                   |        |

**Inclusions:** n/a

Discover the charm of 65 Tararidge Circle NE, a beautifully maintained and spacious bungalow-style townhome located in a highly desirable neighborhood. This inviting residence offers over 2,000 square feet of thoughtfully designed living space, blending comfort with everyday practicality. As you enter, you're welcomed by a generous foyer that leads to a second bedroom and a full bathroom on the main level. Down the hall, you'll find a well-appointed kitchen equipped with stainless steel appliances, seamlessly connecting to a large living room featuring vaulted ceilings and a cozy gas fireplace—ideal for relaxing or entertaining. The primary suite is a serene retreat, complete with a walk-in closet and a private four-piece ensuite. Downstairs, the basement provides two additional sizable bedrooms, a spacious recreation area, and another full bathroom, offering plenty of space for family and guests. Additional highlights include a fully drywalled single attached garage and convenient access to local schools, shopping centers, parks, and transit routes. Perfect for families and busy professionals alike, this move-in-ready home in Taradale awaits its new owners. Don't miss the opportunity to make it yours.