

337, 111 Tarawood Lane NE
Calgary, Alberta

MLS # A2250137



\$335,000

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,155 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Gravel Driveway, On Street, Parking Pad, Paved, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Carpet, Hardwood, Tile		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: \$ 310
Basement:	Full		LLD: -
Exterior:	Vinyl Siding, Wood Frame		Zoning: M-1 d75
Foundation:	Poured Concrete		Utilities: -
Features:	Breakfast Bar, No Animal Home, No Smoking Home		
Inclusions:	n/a		

NEW PRICE! Welcome home to this CORNER UNIT 3-bedroom, 2.5-bath townhome offering the perfect balance of comfort and affordability. Whether you’re a first-time homebuyer, investor, or growing family, this home checks all the boxes. Step inside to a bright and functional layout, featuring a SPACIOUS LIVING AREA and a WELL-APPOINTED KITCHEN WITH AMPLE CABINET SPACE. Upstairs, you’ll find THREE GENEROUSLY SIZED BEDROOMS, including a PRIMARY SUITE WITH ITS OWN 4-PC ENSUITE – a RARE BONUS AT THIS PRICE POINT. The full basement is UNDEVELOPED, giving you the opportunity to design a space that fits your lifestyle – whether that’s a rec room, home office, gym, or additional storage. Outside, enjoy a PRIVATE YARD SPACE perfect for BBQs or relaxation. Parking is made easy with your ASSIGNED PARKING STALL and VISITOR PARKING RIGHT NEXT TO THE UNIT for family and guests. Located in the heart of Taradale, you’re close to SCHOOLS, PARKS, SHOPPING, PUBLIC TRANSIT, and all everyday essentials. This is an excellent opportunity to own a LOW-MAINTENANCE HOME WITH LOW CONDO FEES in a convenient and welcoming community at an affordable price point.