

**36, 111 Tarawood Lane NE**  
**Calgary, Alberta**

**MLS # A2308072**



**\$365,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

**MOVE-IN READY!** Discover this beautiful 4-bedroom, 2.5-bath corner unit townhouse in the highly desirable Taradale community. Offering over 1,120 sq. ft. of thoughtfully designed living space, this meticulously maintained home is perfect for families, professionals, or investors seeking comfort and convenience. Recently renovated, this home has been freshly painted and features brand new LVP flooring, plush carpet, updated baseboards, modern lighting fixtures, new switches and plugs, updated laundry machines, and stylish window coverings. The main floor welcomes you with a bright living room featuring 9 ft. ceilings and charming bay windows that fill the space with natural light. You’ll also find a well-appointed kitchen with granite countertops, a spacious dining area with patio doors leading to the backyard—perfect for summer BBQs or relaxing outdoors—and a convenient 2-piece powder room. Upstairs offers three spacious bedrooms and a full bathroom, ideal for family living. The fully finished basement adds valuable additional space, featuring a cozy family room, an extra bedroom, another full bathroom, and a dedicated laundry area with a brand new washer and dryer. As a corner unit, this home offers added privacy with only one shared wall. Enjoy outdoor living in the shared backyard—perfect for children to play or to unwind on warm evenings. You’ll also appreciate the assigned parking space just steps from your door, along with visitor parking conveniently located opposite. Located just steps from the LRT and within walking distance to Saddle Towne Circle, shopping, Genesis, grocery stores, gyms, banks, parks, schools, bus stops, and other essential amenities, this location truly cannot be beat. Lovingly cared for and in pristine, move-in-ready condition, this home is a fantastic opportunity. Don’t miss

out&mdash;BOOK YOUR SHOWING TODAY!