



THE
A-TEAM

**RE/MAX
FIRST**

111 TARAWOOD Lane #2105, Calgary T3J 5C2

MLS® #: **A2123398**

Area: **Taradale**

Listing Date: **04/19/24**

List Price: **\$399,999**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 05-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2003

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

1,136

Low Sqft:

Ttl Sqft:

1,136

Lot Shape:

DOM

30

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Low Maintenance Landscape, Landscaped
Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

See Remarks, Vinyl Siding, Wood Frame

Flooring:

Carpet, Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Int Feat:

No Animal Home, No Smoking Home, Pantry, See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	7`10" x 5`5"	Living Room	Main	15`3" x 12`7"
Kitchen	Main	11`1" x 9`4"	Bedroom - Primary	Third	17`2" x 9`8"
Bedroom	Third	11`0" x 8`4"	Bedroom	Third	10`5" x 8`5"
2pc Bathroom	Main	4`8" x 4`3"	4pc Bathroom	Third	8`6" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$355

Fee Simple

M-1 d75

Fee Freq:

Monthly

Legal Desc:

0312010

Remarks

Pub Rmks:

Welcome to 111 Tarawood Lane NE. EXTREMELY CLEAN & WELL KEPT HOME in the desired community of TARADALE, NE. This CORNER+END unit is in a perfect "move in ready" condition and offers 3 GREAT SIZE bedrooms and 1.5 bathrooms in total. . As you walk into this FRESHLY PAINTED house you are greeted with a spacious bright living room with high ceilings and lots of natural light. Huge windows on both ends of the unit let in abundance of natural light. This open concept kitchen is separate from the living area. Upstairs you have a beautiful MASSIVE SIZED master bedroom with a walk-in-closet. Also 2 additional good size bedrooms and a FULL bathroom. Walking distance from NELSON MANDELA SCHOOL, TED HARRISON SCHOOL, TARADALE SCHOOL, CITY TRANSITS, Saddletowne LRT station, Shopping area, library, restaurants, Genesis Center, rec center and many other amenities makes this TOWN HOUSE even more appealing for prospective rentals options. The basement is unfinished and ready for development with your creativity and vision. This town house includes full laundry in the basement. The assigned parking for this unit is located in a convenient location right in front of the unit making it easier to carry groceries inside. Don't miss out on this great opportunity to own this town home. Call now and book your showing. Open house everyday call for hours.

Inclusions:

N/A

Property Listed By:

Diamond Realty & Associates LTD.

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







