

111 TARAWOOD Lane #1601, Calgary T3J 5C1

MLS® #: **A2153164** Area: **Taradale** Listing Date: **07/27/24** List Price: **\$375,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 26-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **1,829 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,137**
 Low Sqft:
 Ttl Sqft: **1,137**

DOM

53
Layout
 Beds: **3 (2 1)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Corner Lot,Landscaped**
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`1" x 4`10"	Living Room	Main	12`11" x 15`5"
Kitchen	Main	8`9" x 9`5"	Nook	Main	6`4" x 7`11"
Bedroom - Primary	Second	9`5" x 17`3"	4pc Bathroom	Second	8`7" x 4`11"

**2pc Bathroom
Laundry
Storage
Game Room**

**Main
Basement
Basement
Basement**

**4`3" x 4`7"
5`9" x 7`7"
4`5" x 8`8"
12`2" x 16`6"**

**Bedroom
Bedroom
Furnace/Utility Room**

**Second
Basement
Basement**

**9`6" x 14`10"
6`0" x 8`8"
8`7" x 9`0"**

Legal/Tax/Financial

Condo Fee:
\$350

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **0312010**

Remarks

Pub Rmks: **Discover this inviting end-unit 3 bedroom townhome, perfectly situated across from Saddleridge Town Centre and the LRT Station. This well-designed residence features a cozy main floor living room with a charming fireplace, and an expansive open kitchen with a generous eating area. Upstairs, you'll find two spacious bedrooms bathed in natural light from numerous windows. The fully finished basement adds even more value, with an additional bedroom, laundry room, and ample storage space. Conveniently located within walking distance of the Genesis Centre and public transportation, and close to schools and shopping, this townhome combines comfort and accessibility in a desirable community. Don't miss the chance to make this exceptional property your new home!**

Inclusions:
Property Listed By: **N/A
RE/MAX Real Estate (Central)**

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