



THE
A-TEAM

**RE/MAX
FIRST**

111 TARAWOOD Lane #3902, Calgary T3J5B9

MLS® #: **A2163468**

Area: **Taradale**

Listing Date: **09/06/24**

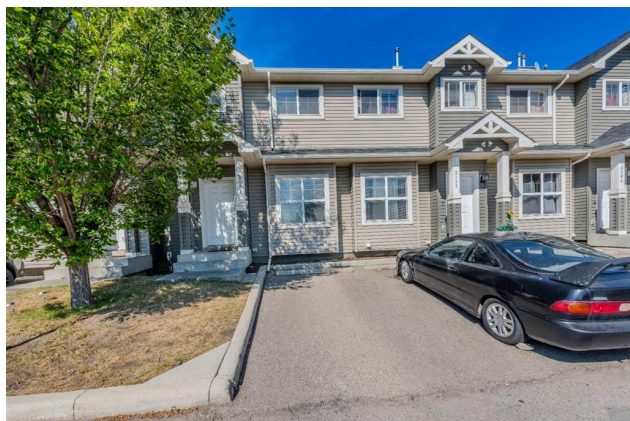
List Price: **\$419,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **1,431 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard, Street Lighting**
Park Feat: **Stall**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Lighting, Rain Gutters**

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

Kitchen Appl: **Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 5`2"	Dining Room	Main	6`0" x 8`3"
Kitchen	Main	11`5" x 11`4"	Living Room	Main	13`0" x 19`2"
3pc Ensuite bath	Second	6`4" x 7`5"	4pc Bathroom	Second	8`1" x 5`0"
Bedroom	Second	9`5" x 10`11"	Bedroom	Second	8`5" x 10`3"
Bedroom - Primary	Second	11`11" x 11`4"			

Legal/Tax/Financial

Condo Fee:
\$300

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **0711929**

Remarks

Pub Rmks: **Welcome to this beautiful Town House with 3 Bedrooms, 2/1 Bathrooms, just steps away from Saddletowne LRT Train Station, Chalo Fresh Co, Bus Stop, Nelson Mandela and Taradale Schools & many more. On the main level, you'll find a spacious living area flooded with natural light from large windows, complemented by a decent-sized dining area. The kitchen is generously appointed with ample storage space and expansive countertops, perfect for preparing meals and entertaining guests. Upstairs, the great-sized master bedroom features a Full ensuite bath, walk-in closet, while two other bedrooms share a common 3-piece bathroom. The spacious unfinished basement awaits your ideas for development. This townhouse is ideal for a growing family or as an investment property, offering versatility and comfort. Parking is conveniently located at the front of the house for easy access. Situated in the amenity-rich community of Taradale in Northeast Calgary, this home won't last long. Book your showings today and seize the opportunity to make this beautiful property your own!**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

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