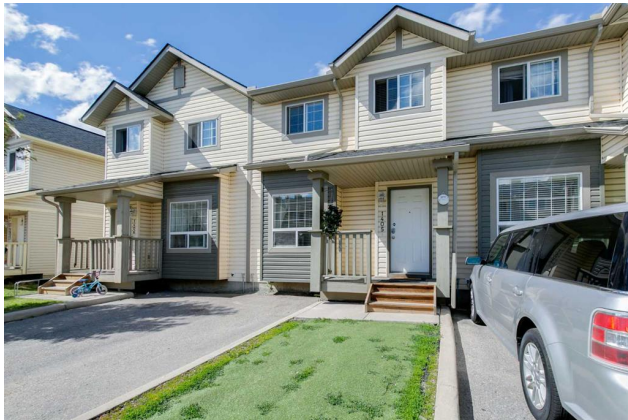


**111 TARAWOOD Lane #1405, Calgary T3J5C1**

MLS®#: **A2172574** Area: **Taradale** Listing **10/11/24** List Price: **\$379,900**  
 Status: **Active** County: **Calgary** Change: **-\$9k, 30-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2003**

Lot Information

Lot Sz Ar: **1,311 sqft** Finished Floor Area  
 Lot Shape: Abv Sqft: **1,131**  
 Low Sqft:  
 Ttl Sqft: **1,131**

DOM

**40**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat: **Back Yard,City Lot,Cleared,Low Maintenance Landscape,Level**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Laminate**  
 Sewer: Ext Feat: **None** Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`9" x 16`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`9" x 11`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`1" x 4`7"</b>	<b>Foyer</b>	<b>Main</b>	<b>4`0" x 5`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`2" x 11`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>14`10" x 9`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`4" x 4`11"</b>			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$350

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 0312010

Remarks

Pub Rmks: **OPEN HOUSE Nov 02 from 2 to 5 pm and Nov 03 from 2 to 5 pm. Welcome to 2 primary bedrooms , 1.5 bath townhome in the wonderful community of Taradale. With over 1000 sqft of living space , this clean and well-maintained home features plenty of sunlight, a functional kitchen, and oak cabinetry. This has ample amount of counter/storage space and a separate pantry. The large family and dining area provides convenience, space, and comfort for the guests and family. This home would be ideal for families, professionals, and anyone seeking a perfect blend of comfort and convenience. Upstairs you will find 2 good sized primary bedrooms, a 4 piece bath and plenty of closet space. The undeveloped basement is a blank canvas and awaits your creativity. Outside you'll find a sunny south-facing front porch with a small green space and parking right in front. Great family complex and close to all amenities. Enjoy outdoor living in the shared backyard with your own private deck. With its unbeatable location being close to shopping, C-train, transit and schools, this property is here to impress.**

Inclusions:  
Property Listed By: **None  
MaxWell Central**

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





