



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 TARAWOOD Lane #1101, Calgary T3J 5B9**

MLS®#: **A2175437**

Area: **Taradale**

Listing Date: **10/30/24**

List Price: **\$350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,312 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,138**  
Low Sqft:  
Ttl Sqft: **1,138**

DOM

**21**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Lawn,No Neighbours Behind,Level,Rectangular Lot**  
Park Feat: **Additional Parking,Assigned,Parking Lot,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
Int Feat: **Closet Organizers,Laminate Counters,Soaking Tub,Track Lighting,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Covered Porch</b>	<b>Main</b>	<b>5`5" x 8`7"</b>	<b>Entrance</b>	<b>Main</b>	<b>7`6" x 4`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`5" x 16`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`3" x 4`6"</b>
<b>Eat in Kitchen</b>	<b>Main</b>	<b>10`10" x 11`2"</b>	<b>Mud Room</b>	<b>Main</b>	<b>7`11" x 6`7"</b>
<b>Other</b>	<b>Main</b>	<b>6`10" x 7`3"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`3" x 11`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`2" x 5`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 17`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 8`9"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$350**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **0312010**

Remarks

Pub Rmks: **Welcome to this 2-bedroom, 2.5-bath end-unit townhome in the heart of Taradale—a perfect choice for those seeking comfort, convenience, and value. This home has been well cared for, featuring a partially finished basement complete with an additional bathroom, adding extra versatility to the space. The large country-style kitchen offers plenty of storage and room to cook, gather, and enjoy. The bright, open living area, enhanced with quality laminate flooring, is ideal for relaxing or entertaining guests. Upstairs, the spacious primary bedroom offers a peaceful retreat with ample room to unwind. With low condo fees and convenient parking right outside your front door, this home checks all the boxes for easy living. Whether you're a first-time buyer, and investor, or looking to upgrade, this property is move-in ready and perfectly positioned in a family-friendly community close to shopping, schools, and transit. Don't miss out—homes like this are in high demand. Book your showing today!**

Inclusions:  
Property Listed By: **n/a**  
**Gravity Realty Group**

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

















