



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 TARAWOOD Lane #104, Calgary T3J0B9**

MLS®#: **A2184524**

Area: **Taradale**

Listing Date: **12/26/24**

List Price: **\$379,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2006**

Lot Information

Lot Sz Ar: **1,742 sqft**  
Lot Shape:

Access:  
Lot Feat: **Other**  
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,171**  
Low Sqft:  
Ttl Sqft: **1,171**

DOM

**27**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

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

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 5`3"
Foyer	Main	4`5" x 4`8"
Living Room	Main	13`1" x 19`4"
Bedroom	Second	17`2" x 12`9"
Walk-In Closet	Second	5`1" x 5`1"
Storage	Basement	3`7" x 8`8"

Room	Level	Dimensions
Dining Room	Main	6`0" x 8`5"
Kitchen	Main	11`4" x 11`3"
4pc Bathroom	Second	7`11" x 4`11"
Bedroom - Primary	Second	17`2" x 14`6"
Storage	Basement	4`11" x 7`2"
Furnace/Utility Room	Basement	3`3" x 7`9"

Legal/Tax/Financial

Condo Fee:  
**\$310**

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

Zoning:  
**M-1**

Legal Desc: **0514050**

Remarks

Pub Rmks: **Welcome to this 2 bedrooms and 1.5 bath townhome in the beautiful and desired community of Taradale- a perfect choice for those seeking comfort, convenience and value. This wonderful home has been well maintained featuring a illegal partially finished basement awaits your ideas for full development. This Town House is just steps away from Saddletowne LRT Train Station, Chalo Freshco, Bus Stop, Nelson Mandela, Taradale Schools and also walking distance to Genesis Centre. The Main Floor has a bright & Open Living Room, Kitchen/ Dining and a Half Bathroom. The Upper Level features the Master bedroom with 4pc bath and Second bedroom with walk in closet. Both rooms are very spacious. Outside you will find a sunny south -facing front porch and there is a small green space and Parking is right in front . Whether you're a First-time buyer and investor, or looking to upgrade, this property is perfect for your family. Don't miss the opportunity to make this beautiful townhouse your new home. Book your showing today.**

Inclusions:  
Property Listed By: **N/A**  
**PREP Realty**

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









