



THE
A-TEAM

**RE/MAX
FIRST**

111 TARAWOOD Lane #351, Calgary T3J0C1

MLS® #: **A2191399**

Area: **Taradale**

Listing Date: **01/31/25**

List Price: **\$414,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,165**
Low Sqft:
Ttl Sqft: **1,165**

DOM

82
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Back Yard
Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator**
Int Feat: **Kitchen Island, No Animal Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`5" x 14`3"
Kitchen	Main	12`1" x 11`3"
Bedroom	Upper	10`1" x 8`5"
4pc Ensuite bath	Upper	4`11" x 8`0"
4pc Bathroom	Basement	7`1" x 4`11"

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`7"
Dining Room	Main	8`2" x 6`0"
Bedroom	Upper	10`9" x 9`2"
Family Room	Basement	20`3" x 16`7"
Bedroom - Primary	Upper	13`0" x 17`2"

Legal/Tax/Financial

Condo Fee:
\$310

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **0514050**

Remarks

Pub Rmks: **This beautiful corner-unit townhome in the highly desirable community of Taradale, Northeast Calgary, offers extra windows, fresh paint, and new upstairs carpeting. This Spacious and well-maintained two-story home features a bright living room, a beautiful kitchen with newer stainless steel appliances, a dining area, and a half washroom on the main floor. The upper level boasts three bedrooms, including a generous master with a walk-in closet, plus a full washroom. The fully finished basement provides additional living space with a large recreation room and a full washroom, perfect for a growing family. With low condo fees of just \$310 and visitor parking right next to the unit, this home is within walking distance of shopping, parks, LRT, transit, Genesis Centre, and schools. Don't miss this fantastic opportunity—schedule your private viewing today!**

Inclusions: **None**
Property Listed By: **PREP Realty**

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







