



THE
A-TEAM

**RE/MAX
FIRST**

111 TARAWOOD Lane #34, Calgary T3J 5B9

MLS® #: **A2198846**

Area: **Taradale**

Listing Date: **03/10/25**

List Price: **\$369,786**

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: **1,313 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Carport**

Finished Floor Area

Abv Sqft: **1,134**

Low Sqft:

Ttl Sqft: **1,134**

DOM

26

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: **Lighting**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**

Int Feat: **Laminate Counters, No Animal Home**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	5`2" x 4`4"
Dining Room	Main	11`3" x 7`1"
2pc Bathroom	Main	4`8" x 4`1"
Bedroom	Second	14`10" x 9`8"

Room	Level	Dimensions
Living Room	Main	20`6" x 13`7"
Kitchen	Main	14`10" x 9`8"
Bedroom - Primary	Second	17`2" x 12`7"
4pc Bathroom	Second	8`5" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$350

Fee Simple
Fee Freq:
Monthly

M-1

Legal Desc: 0312010

Remarks

Pub Rmks: **Excellent value in this Ideal home Located in the popular community of Tara Springs in Taradale. This Well maintained home offers very functional living space. The main floor has large open living room, Dining room, kitchen with ample cabinets is nice and bright and opens to a patio. A 2 piece bathroom also on this level. Two Large bedrooms upstairs and a 4 piece bathroom. Unfinished basement for you to design to your taste. Perfect for first home buyers, a great investment opportunity. Ideal location, close to many essential amenities - Shopping, transit, schools, parks, Genesis center, Library and more. Do not miss out on this this great value home!!.**

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





