



THE
A-TEAM

**RE/MAX
FIRST**

111 TARAWOOD Lane #1005, Calgary T3J 5B9

MLS® #: **A2200074** Area: **Taradale** Listing Date: **03/21/25** List Price: **\$372,500**
 Status: **Active** County: **Calgary** Change: **-\$13k, 31-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **1,442 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,121**
 Low Sqft:
 Ttl Sqft: **1,121**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Other**
 Park Feat: **Driveway,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$350**
 Legal Desc: **0312010**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **M-1**

Remarks

Pub Rmks: **Welcome to this charming 3-bedroom, 1.5-bathroom townhome, perfect for first time buyers, investors, or anyone looking for a fresh start! Recently painted and well maintained, this 1,100 sqft two storey home is ready for you to make it your own. It's located in a quiet, family friendly neighborhood with restaurants, shopping, and everyday essentials just minutes away. With Freshco, the Genesis Centre, Saddletowne Train Station, Stoney Trail, and even the airport nearby, getting around is a breeze. The unfinished basement is a blank canvas, ready for your personal touch. Plus, this home comes with one assigned parking stall for added convenience. Whether you're settling in or expanding your real estate portfolio, this gem offers a fantastic opportunity at a great price. Don't miss out, come see it for yourself!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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





