



6108, 111 Tarawood Lane NE  
Calgary, Alberta

MLS # A2302724



**\$349,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,153 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Corner Lot, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 310
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

This highly desirable location is sure to please with everything within walking distance. Freshly painted in designer colours and move-in ready this bright end unit is a perfect spot to call home. Large open concept main floor with 9 foot ceilings and extra windows for light and only one neighbour. The main floor offers plenty of space with a kitchen nook(perfect for home office or kids nook), peninsula style island with room for 4 stools, room for a dining table and living space to spare. Plus a convenient 2 pc bathroom. The upper level comprises 2 exceptionally large suites and a 4pc bathroom with cheater ensuite door. No lack of space for furniture or toys. Downstairs in the basement you will find a large recreation area with a full bathroom and laundry area. This complex is just undergoing a major exterior overhaul and will have brand new siding completed soon. Nice low condo fees and priced competitively. Pets are allowed. This is one to put on your list today.