



3502, 111 Tarawood Lane NE  
Calgary, Alberta

MLS # A2306559



**\$347,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,149 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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		

**Inclusions:** None

Welcome to a home that checks all the boxes &mdash; fully renovated, move-in ready, affordable, and in one of Taradale's most convenient locations. This beautifully updated 3-bedroom, 2.5-bath townhouse offers the perfect blend of modern finishes, functional living space, and unbeatable everyday convenience. Step inside and you'll immediately notice the fresh, bright, and modern feel throughout. The main floor features 9-foot ceilings, large windows, new luxury vinyl plank flooring, fresh paint, and an open-concept layout that makes the space feel warm and inviting. The kitchen has been tastefully refreshed with freshly painted white cabinetry, new quartz countertops, stylish backsplash tile, stainless steel appliances, an undermount sink, updated faucet, and a practical breakfast bar &mdash; perfect for morning coffee, casual meals, or entertaining. Upstairs, the home continues to impress with three comfortable bedrooms, including a spacious primary retreat with a walk-in closet and private ensuite. The upper level has been updated with new carpet, fresh paint, updated bathroom flooring, modern lighting, new curtains, and thoughtful finishing touches that give the home a clean, move-in-ready feel. The unfinished basement offers excellent flexibility for future development, storage, a home gym, or a rec room. Location is a major highlight. Situated just across from Saddletowne Circle and the Saddletowne LRT Station, you'll have quick access to shopping, banks, medical clinics, restaurants, transit, schools, parks, playgrounds, and the Genesis Centre. Whether you're a first-time homebuyer looking for a stylish and affordable place to call home, or an investor searching for a strong rental property in a highly convenient location, this one stands out. Freshly renovated, ideally located, and ready for its next owner &mdash; this

is an opportunity you don't want to miss.