



**303, 111 Tarawood Lane NE
Calgary, Alberta**

MLS # A2326825



\$339,900

Division:	Taradale		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,166 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: dining table and chairs on the main floor, 3 bar stools by the kitchen if buyer wants them

Welcome to this beautifully maintained, move-in-ready townhouse offering the perfect blend of comfort, space, and convenience in the heart of Taradale. Backing directly onto a playground and expansive GREEN SPACE, this bright and inviting home is ideal for families, first-time buyers, or savvy investors. The thoughtfully designed main floor features a warm and welcoming living room filled with natural light, a functional kitchen with ample cabinetry and workspace, a dining area, and a convenient 2-piece powder room—creating an ideal setting for both everyday living and entertaining. Upstairs, you’ll find three good sized bedrooms, including an impressive primary retreat with enough space to comfortably accommodate a home office, reading corner, or sitting area. A full bathroom completes the upper level. The FULLY DEVELOPED basement adds valuable flexibility with a large open recreation area and an additional full bathroom, making it the perfect space for family movie nights, a home gym, games room, hobby area, or additional storage. Lovingly cared for and exceptionally clean, this home reflects true pride of ownership throughout. Enjoy the added privacy and beautiful views of the green space right outside your back door, while being just minutes from schools, parks, shopping, public transit, and major roadways. Offering outstanding value in a family-friendly community, this well-priced home is ready for its next owners to move in and enjoy. Don’t miss this wonderful opportunity!