



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2506, 111 TARAWOOD Lane NE
Calgary, Alberta

MLS # A2329998



\$319,900

Division:	Taradale		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,139 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: .

Great 3-bedroom END-UNIT townhome with a parking stall right in front of the unit! The bright and spacious living room offers plenty of natural light, while the large kitchen features maple cabinets, a dining area, and access to a west-facing deck—perfect for enjoying the afternoon sun. The primary bedroom includes dual closets and direct access to the 4-piece bathroom. The unfinished basement offers excellent potential for future development. Newer appliances have been installed. Ideally located with easy access to the C-Train station, schools, shopping, grocery stores, banks, restaurants, and other everyday amenities. Just minutes from Saddletowne Circle, the Genesis Centre, YMCA, library, parks, lakes, and walking paths. Enjoy quick access to Stoney Trail, Deerfoot Trail, and Calgary International Airport. Low condo fees, pet friendly (subject to board approval), and competitively priced. A fantastic opportunity for first-time buyers, families, or investors—don't miss this one!