

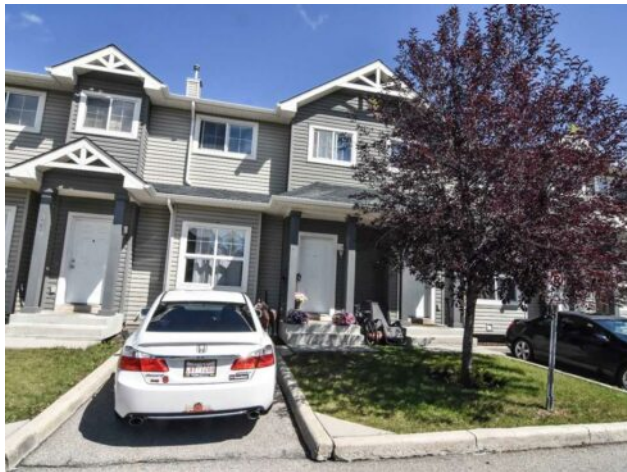


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**344, 111 Tarawood Lane NE
Calgary, Alberta**

MLS # A2228777



\$324,900

Division:	Taradale		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,093 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	City Lot, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

Own your own home in the vibrant community of Taradale! This charming 2-bedroom, 2.5-bath townhome-style condo in Tara Springs offers exceptional value in a well-maintained development perfect for first-time buyers, families, or investors. Step inside to a bright and functional layout with an open plan spacious living area and kitchen featuring plenty of counter space and storage—plus direct access to your outside patio, ideal for summer BBQs and relaxing outdoors. The main floor includes a convenient half bath for guests. Upstairs, you'll find two generously sized bedrooms and a full 4-piece bathroom. The basement has been fully developed by the builder offering even more living space, perfect for a family room, home office, or play area. There's also a dedicated laundry area and plenty of storage and an additional 4 piece bathroom. Enjoy low condo fees of only \$310/month, which cover common area maintenance, snow removal, building insurance, and more—saving you time and money year-round! Assigned parking right outside your front door as well as additional parking available for monthly rental through the condo management company. Located in Calgary's northeast, Taradale is a welcoming, diverse neighbourhood known for its family-friendly atmosphere, nearby schools, and community parks. Walk to schools, playgrounds, and transit—including the Saddletowne LRT. Close to shopping, restaurants, medical clinics, and more. Quick access to Metis Trail and Stoney Trail makes commuting easy. This well-kept home won't last at this price—book your private showing today and step into homeownership in Taradale!