



GRASSROOTS
REALTY GROUP

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**351, 111 Tarawood Lane NE
Calgary, Alberta**

MLS # A2245251



\$399,900

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,165 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home		

Inclusions: None

This beautiful corner-unit townhome in the highly desirable community of Taradale, Northeast Calgary, offers extra windows, fresh paint, and new upstairs carpeting. This Spacious and well-maintained two-story home features a bright living room, a beautiful kitchen with newer stainless steel appliances, a dining area, and a half washroom on the main floor. The upper level boasts three bedrooms, including a generous master with a walk-in closet, plus a full washroom. The fully finished basement provides additional living space with a large recreation room and a full washroom, perfect for a growing family. With low condo fees of just \$310 and visitor parking right next to the unit, this home is within walking distance of shopping, parks, LRT, transit, Genesis Centre, and schools. Don't miss this fantastic opportunity—schedule your private viewing today!