



GRASSROOTS
REALTY GROUP

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**2502, 111 Tarawood Lane NE
Calgary, Alberta**

MLS # A2246932



\$369,900

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,140 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Stone Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 350
LLD:	-
Zoning:	M-1 d75
Utilities:	-

Inclusions: Kitchen Table, Sofa, Portable A/C (upstairs), Mounted 42" 4K TV

Step into style and comfort with this beautifully updated townhome in the heart of Taradale. Featuring three spacious bedrooms, including a huge primary retreat with double closets, this home offers the perfect blend of space and flexibility. The two additional bedrooms are ideal for a home office, creative space, or welcoming guest room. The interior has been thoughtfully refreshed with new vinyl plank flooring, plush carpet underfoot, and a stylish modern paint palette that ties it all together. The completely renovated kitchen is a standout, showcasing newer stainless steel appliances, full-height cabinetry with soft-closing doors, organizer drawers, and a brand-new hood fan, perfect for cooking and entertaining. Enjoy sunny afternoons in your west-facing backyard on the generous rear deck, or sip your morning coffee on the charming front porch. Low condo fees, ample visitor parking, and a location just steps to shops, schools, parks, and transit make everyday living easy. As a bonus, this home comes with a kitchen table, sofa, portable A/C unit (upstairs), and a mounted 42" 4K TV so you can move in and start enjoying right away. This is not just a place to live. It is a place to love. Welcome home!