



**GRASSROOTS**  
REALTY GROUP

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**337, 111 Tarawood Lane NE  
Calgary, Alberta**

**MLS # A2250137**



**\$369,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,155 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Gravel Driveway, On Street, Parking Pad, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 310

**LLD:** -

**Zoning:** M-1 d75

**Utilities:** -

**Inclusions:** n/a

Welcome home to this 3-bedroom, 2.5-bath townhome offering the perfect balance of comfort and affordability. Whether you're a first-time homebuyer, investor, or growing family, this home checks all the boxes. Step inside to a bright and functional layout, featuring a spacious living area and a well-appointed kitchen with plenty of cabinet space. Upstairs, you'll find three generously sized bedrooms, including a primary suite with its own ensuite – a rare bonus at this price point. The full basement is undeveloped, giving you the opportunity to create a space that suits your lifestyle – whether that's a rec room, home office, or extra storage. Outside, enjoy a private yard space perfect for summer BBQs or playtime, along with an assigned parking stall for convenience. Located in the heart of Taradale, you're close to schools, parks, shopping, public transit, and all the essentials. This is an excellent opportunity to own a low-maintenance home with low condo fees in a family-friendly community at an affordable price point.