



GRASSROOTS
REALTY GROUP

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301, 111 Tarawood Lane NE
Calgary, Alberta

MLS # A2254846



\$359,000

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,134 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions:	N/A
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Finished Basement Corner Town House Backing Onto Park | This beautifully located corner Town house offers over 1,200 sq. ft. of total living space and backs onto a serene Play Ground park, providing both privacy and a picturesque view. Upper Floor: 3 spacious bedrooms and a full bathroom. Main Floor: Bright living room with , a well-equipped kitchen, dining area, and a convenient bathroom also small office. Fully Finished Basement: Features a cozy living room, one additional bedroom (without a window, ideal for an office), a full bathroom, and a laundry room. Brand new carpet throughout New appliances for added convenience Just one block from the C-Train station Close to gyms, banks, bus stops, and essential amenities Registered Measurements: 1,133.99 Sq. Ft.