



GRASSROOTS
REALTY GROUP

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

1001, 111 Tarawood Lane NE
Calgary, Alberta

MLS # A2256527



\$364,900

Division:	Taradale		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,134 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, See Remarks		

Inclusions:	N/A
-------------	-----

Welcome to this former show home townhouse, ideally situated in one of the best locations with easy access to everything you need. This corner unit offers extra privacy, a large east-facing backyard, and plenty of street parking right behind the home, along with a dedicated stall in front. Inside, you'll love the thoughtful upgrades, including hardwood flooring on the main level, a cozy gas fireplace, and stainless steel appliances with a convenient pantry in the kitchen. The main floor features a bright living room, a 2-piece bathroom, and an open-concept kitchen with access to your backyard – perfect for relaxing or entertaining. Upstairs, you'll find three spacious bedrooms, including a comfortable primary bedroom, plus a full bathroom. The partially finished basement adds extra space and flexibility for future development. This home is steps away from Shoppers Drug Mart, within walking distance to the train station, and directly faces a park, making it ideal for families and professionals alike. With its low condo fee, prime location, and great price, this property is a fantastic opportunity you won't want to miss!