



GRASSROOTS
REALTY GROUP

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**2204, 111 Tarawood Lane NE
Calgary, Alberta**

MLS # A2257057



\$399,000

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,060 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Finished, Full	LLD:	-
Exterior:	Unknown, Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Well-Maintained 4-Bedroom Townhouse with Renovated Basement and Rental Income. Spacious and functional 4-bedroom, 2.5-bathroom townhouse in a family-friendly neighbourhood. The finished basement includes one of the four bedrooms, a living area, and a full bathroom. The home is owner-occupied with tenants, offering flexibility for buyers to maintain the existing tenancy if desired. The newly renovated basement is currently tenanted, generating steady rental income, ideal for homeowners or investors looking to offset mortgage costs. Conveniently located near shopping plazas, Indian grocery stores, parks, playgrounds, schools, and within walking distance to the Saddletown train station. A practical opportunity with built-in income and access to everyday amenities.