



GRASSROOTS
REALTY GROUP

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

2701, 111 Tarawood Lane NE
Calgary, Alberta

MLS # A2257831



\$349,900

Division:	Taradale		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,143 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Front Drive, Guest, Off Street, Outside, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, hood fan, washer and dryer, window coverings, random tools in basement

This move-in-ready END-UNIT townhouse offers 1,142 sqft over the 2 top levels and is completely loaded with upgrades, style, and premium conveniences - an opportunity you will not want to miss! Parking is easy with one stall right out front and extra visitor parking directly across the street. The main floor dazzles with 9' ceilings, laminate flooring, a spacious half bathroom, a kitchen that features a brand-new stainless steel oven (2025), stainless steel dishwasher (2019), modern backsplash, and breakfast bar, plus a flexible dining room/office space overlooking the backyard with its private patio. The living room bathes in natural light and includes a TV hook-up through the wall. Upstairs, you will find 3 bedrooms, 2 full bathrooms, 3 brand new interior doors, fresh luxury vinyl plank (LVP) flooring, and a handy linen closet. The primary bedroom features an ensuite bathroom with shower and brand-new lighting, plus a walk-in closet, while the other full bathroom features a tub/shower combo and brand-new lighting. Downstairs, the undeveloped basement is framed for a bedroom and roughed in for a bathroom - a perfect canvas for your creative ideas or future expansion. Add in brand new paint throughout, a never-used hot water tank, and very reasonable maintenance fees of just \$310/month (PET FRIENDLY BUILDING!), and you've got a home that truly checks all the boxes! Nestled in the desirable Taradale neighbourhood, with excellent schools like Taradale Elementary and Ted Harrison Middle, parks, playgrounds, retail, transit all nearby, and best of all, the Genesis Centre just steps away, offering huge value: 2 indoor field houses, outdoor natural & artificial turf fields, full-size and community gymnasiums, event & meeting rooms, a community kitchen, drop-in and programmed sports and wellness classes, a branch of the Calgary Public Library,

YMCA, and more. All amenities right at your doorstep - this townhouse combines convenience, style, and potential in one irresistible package!