



GRASSROOTS
REALTY GROUP

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

**353, 111 Tarawood Lane NE
Calgary, Alberta**

MLS # A2264076



\$369,000

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,181 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: small fridge and microwave

Welcome to 111 Tarawood Lane NE, Unit 353 – A Perfect Blend of Comfort, Style & Convenience in the Heart of Taradale! This bright and beautifully maintained two-story townhouse offers exceptional value for families and investors alike. The main floor features an inviting open-concept living area with large sun-filled windows, a modern kitchen with stainless steel appliances, a cozy dining space, and a convenient half bath. Upstairs, you’ll find three spacious bedrooms, including a generous primary suite with a walk-in closet, and a full bathroom ideal for family living. The fully finished basement extends your living space with a large recreation room, an additional bedroom, a full bathroom, and a secondary kitchen – perfect for extended family or guests. With low condo fees of only \$310, visitor parking right beside the unit, and a location that truly checks every box – you’ll be steps away from schools, parks, shopping, the Genesis Centre, Saddletowne LRT Station, and transit routes. The nearby lake and multiple playgrounds add to the family-friendly charm of this sought-after community. Whether you’re a first-time home buyer or an investor looking for steady rental income, this home offers unbeatable value and location. ? Don’t miss your chance – book your private showing today and make this Taradale gem yours!