



**3503, 111 Tarawood Lane NE  
Calgary, Alberta**

**MLS # A2293749**



**\$349,999**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Front Drive, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Rectangular Lot		

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

**Inclusions:** N/A

Welcome to Tara Springs. This **\*\*move-in-ready townhouse** offers 1,151 sqft across the top two levels\*\* and has been beautifully refreshed, making it a fantastic opportunity for buyers looking for a clean and updated home in a convenient location. Recently updated with **\*\*brand new paint, new flooring, and new carpet throughout\*\***, the home feels bright, modern, and ready for its next owners without the need for immediate upgrades. Parking is very convenient with **\*\*your assigned stall located right outside the front entrance\*\***, while **\*\*visitor parking is available on both sides of the unit\*\*** for guests. The main floor features a **\*\*bright and functional open-concept layout\*\*** with large windows that allow natural light to fill the living space. The kitchen offers ample cabinetry, practical counter space, and a breakfast bar that flows into the dining area, creating a comfortable space for both everyday living and entertaining. The dining area connects seamlessly with the living room, making the main floor ideal for gathering with family and friends. Upstairs, you will find **\*\*three well-sized bedrooms and two full bathrooms\*\***, including a spacious primary bedroom complete with a **\*\*walk-in closet and private ensuite\*\***. The additional bedrooms offer flexibility for family members, guests, or a home office. The **\*\*unfinished basement\*\*** includes laundry and storage while providing excellent potential for future development to suit your needs. Adding even more value, **\*\*roof replacement work in the complex is currently in progress\*\***, meaning buyers will benefit from **\*\*brand new roofing without the added cost\*\***. Ideally located close to shopping, restaurants, schools, parks, public transit, and the LRT, this home offers everyday convenience and is a great opportunity for **\*\*first-time buyers, downsizers, or investors\*\*** looking for a well-maintained property in a vibrant community.