



**2404, 111 TARAWOOD Lane NE**  
**Calgary, Alberta**

**MLS # A2212039**



**\$389,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** n/a

Beautifully Maintained and Spacious Townhome &ndash; Backing onto Green Space! Welcome to this bright and well-kept townhome offering a perfect blend of comfort, space, and convenience. The main floor features a generously sized living room with a cozy corner gas fireplace &ndash; perfect for relaxing evenings. The expansive kitchen boasts plenty of cupboard space, a large eating area, and a convenient half bath. Step outside onto your private deck and enjoy the peaceful view of the green space right in your backyard &ndash; ideal for morning coffee or evening unwinding. Upstairs, you&rsquo;ll find three spacious bedrooms and a full bathroom, perfect for a growing family or hosting guests. The unfinished basement offers laundry facilities and plenty of potential for future development. Parking is a breeze with your own spot right in front of the unit, along with ample visitor parking nearby. Located in a fantastic community close to Saddletown Circle, you&rsquo;ll be within walking distance to shopping, schools, the LRT station, and other essential amenities.