

# **\$375,000 - 2702, 111 Tarawood Lane Ne, Calgary**

MLS® #A2229760

**\$375,000**

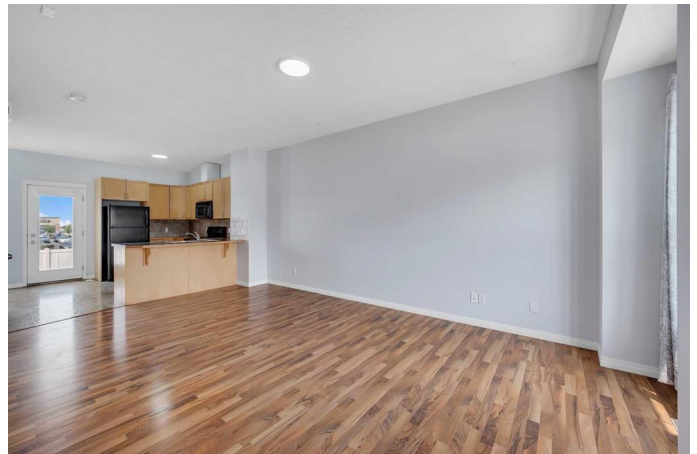
3 Bedroom, 3.00 Bathroom, 1,163 sqft

Residential on 0.03 Acres

Taradale, Calgary, Alberta

**LOCATION, LOCATION, LOCATION!**

Discover this BEAUTIFULLY UPDATED and THOUGHTFULLY DESIGNED HOME that blends COMFORT, STYLE, and FUNCTIONALITY. The MAIN LEVEL welcomes you with a BRIGHT, SPACIOUS LIVING ROOM and a STYLISH KITCHEN featuring AMPLE COUNTER SPACE, BLACK APPLIANCES, and PLENTY OF CABINETRY—ideal for DAILY LIVING and ENTERTAINING. A SUNNY DINING AREA opens onto a WEST-FACING PATIO, perfect for SUMMER BBQs and EVENING RELAXATION. A CONVENIENT 2-PIECE BATH completes the main floor. Recent UPGRADES include FRESH PAINT, NEW CARPET, and UPDATED LED LIGHTING on the MAIN FLOOR and BASEMENT. Upstairs, you'll find a SPACIOUS PRIMARY BEDROOM and TWO ADDITIONAL BEDROOMS that share a WELL-MAINTAINED 4-PIECE BATHROOM—great for FAMILIES or GUESTS. The FULLY FINISHED BASEMENT adds a VERSATILE FAMILY ROOM and a 3-PIECE BATHROOM, along with a LAUNDRY AREA equipped with WASHER, DRYER, and EXTRA STORAGE. An ASSIGNED PARKING STALL is conveniently located just outside the unit, with ADDITIONAL STALLS AVAILABLE FOR RENT through PROPERTY MANAGEMENT. Ideally located within WALKING DISTANCE to SADDLETOWN LRT, GENESIS CENTRE, SHOPPING, RESTAURANTS, and more, this



MOVE-IN-READY HOME is perfect for FIRST-TIME BUYERS or INVESTORS. LOW CONDO FEES, MODERN UPGRADES, and a PRIME LOCATION make this a MUST-SEE! VIRTUAL TOUR AVAILABLE—book your SHOWING with your FAVOURITE REALTOR today!

Built in 2006

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2229760      |
| Price          | \$375,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,163         |
| Acres          | 0.03          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2702, 111 Tarawood Lane Ne |
| Subdivision | Taradale                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3J 0B9                    |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Community Gardens, Park, Parking, Playground, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Parking Pad, Stall, Asphalt, Assigned  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Crown Molding, No Animal Home, No Smoking Home, Open Floorplan                               |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Other  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Uncovered Courtyard  |
| Lot Description   | Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 46              |
| Zoning         | M-1 d75         |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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