

# **\$378,999 - 301, 111 Tarawood Lane Ne, Calgary**

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MLS® #A2247876

**\$378,999**

4 Bedroom, 3.00 Bathroom, 1,162 sqft

Residential on 0.00 Acres

Taradale, Calgary, Alberta

This beautifully located corner townhouse offers approximately 1,200 sq. ft. of living space and backs onto a peaceful playground park, providing both privacy and scenic views. The home features a blend of hardwood flooring and vinyl plank on the main floor, with brand new carpet upstairs and in the fully finished basement, creating a fresh and stylish feel throughout. The main floor includes a bright living room with 9 ft. ceilings, a well-appointed kitchen with new appliances, a dining area, a convenient powder room, and a generously sized office, ideal for working from home or a quiet study space. Upstairs, you'll find three spacious bedrooms and a full bathroom, perfect for family living. The fully finished basement adds valuable additional space, including a cozy family room, an extra bedroom (without a window, ideal for an office or guest room), another full bathroom, and a dedicated laundry area. With a total of 2.5 bathrooms, this home combines comfort, functionality, and thoughtful upgrades. Located just one block from the C-Train station and close to gyms, banks, bus stops, and everyday essentials, this move-in-ready property is perfect for families, professionals, or investors. Don't miss this opportunity! **BOOK YOUR SHOWING TODAY!**

Built in 2006

## **Essential Information**



|                |               |
|----------------|---------------|
| MLS® #         | A2247876      |
| Price          | \$378,999     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,162         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 301, 111 Tarawood Lane Ne |
| Subdivision | Taradale                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 0C1                   |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Parking, Playground, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                         |
| Parking        | Stall                                                     |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings, ENERGY STAR Qualified Dishwasher |
| Heating           | Forced Air, Natural Gas                                                                                             |
| Cooling           | None                                                                                                                |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full                                                                                                      |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                           |
|-----------------|-----------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn |
| Roof            | Asphalt Shingle                                           |
| Construction    | Concrete, Vinyl Siding, Wood Frame                        |
| Foundation      | Poured Concrete                                           |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 22                |
| Zoning         | M-1               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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