

# \$404,900 - 415, 111 Tarawood Lane Ne, Calgary

MLS® #A2207769

## \$404,900

3 Bedroom, 3.00 Bathroom, 1,168 sqft  
Residential on 0.04 Acres

Taradale, Calgary, Alberta

Welcome to this beautifully maintained, sunlit corner unit townhouse in the vibrant community of Taradale. Offering over 1,168 sq ft of developed living space, plus an additional 514.77 sq ft in the basement, this home is perfect for first-time buyers, young families, or investors. The open-concept layout features a bright dining area directly connected to the kitchen, with large windows throughout that fill the space with natural light. This charming Two-Storey home includes 3 spacious bedrooms, 1.5 bathrooms, additional Half bathroom in the basement and an assigned parking stall. Situated close to schools, playgrounds, public transit, shopping centers, the airport, and recreational facilities, the location is ideal for convenient living. The property is vacant and easy to show with reasonable notice. Condo fees cover exterior insurance (including roof and walls), professional management, snow removal, landscaping, and year-round maintenance, significantly reducing the cost of ownership. Don't miss this incredible opportunity to own a stylish, affordable home in a welcoming community—come and experience it for yourself!



Built in 2007

## Essential Information

MLS® #	A2207769
Price	\$404,900

Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,168
Acres	0.04
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	415, 111 Tarawood Lane Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0G8

### **Amenities**

Amenities	Park, Parking, Playground, Trash
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Corner Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	8
Zoning	M-1

### **Listing Details**

Listing Office	Coldwell Banker YAD Realty
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