

**2702, 111 Tarawood Lane NE**  
**Calgary, Alberta**

**MLS # A2229760**



**\$379,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,163 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Asphalt, Assigned, Parking Pad, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 310
<b>Basement:</b>	Finished, 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>	Crown Molding, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

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!