

**3101, 111 Tarawood Lane NE  
Calgary, Alberta**

**MLS # A2220060**



**\$374,950**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,149 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 310
<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>	See Remarks		

**Inclusions:** None

Exceptional Value! This 2-story end-unit townhouse offers 3 bedrooms, 2.5 bathrooms, and incredible potential &mdash; all at the lowest price in the area! The main floor features a bright and spacious living room, a functional kitchen, a cozy dining area, and a convenient half bath. Upstairs, enjoy a large primary suite with an ensuite and walk-in closet, plus two more well-sized bedrooms and a full bath. The unfinished basement includes a rough-in for a bathroom and a window, offering great potential for future development. Step outside to a small concrete patio and your own parking stall. With a little TLC, this home is a fantastic opportunity for first-time buyers, families, or investors. Located within walking distance to schools, playgrounds, the C-Train, shopping, and the YMCA &mdash; this is comfortable, convenient living at an unbeatable price!