

# \$369,900 - 1304, 111 Tarawood Lane Ne, Calgary

MLS® #A2237058

**\$369,900**

4 Bedroom, 3.00 Bathroom, 1,137 sqft

Residential on 0.03 Acres

Taradale, Calgary, Alberta

Welcome home to this exceptional property in the heart of family-friendly Taradale! With over 1600 sq ft of finished living space (1137 sq ft above grade + 519 sq ft developed basement), this home stands out with its 3 bedrooms plus a versatile den and 3 full bathrooms, ensuring comfort and convenience for everyone.

Step inside to a bright, open-concept main floor featuring impressive 8-foot ceilings. The kitchen is a highlight, showcasing sleek, glossy black tile flooring, elegant maple cabinets, stainless steel appliances, and abundant counter space.

The upper level hosts two generously sized bedrooms and a modern 4-piece bathroom. Downstairs, the fully developed basement offers even more living area with a third bedroom, a secluded den/home office, a spacious rec room, and another full bathroom complete with a walk-in tiled shower. A dedicated laundry area, featuring a brand-new washer and dryer, along with extra storage, adds to the functionality.

Outside, a private, south-facing deck is ideal for entertaining, and a charming covered front porch welcomes you home. Residents will appreciate the on-site playground and convenient visitor parking.

Location is key, and this home delivers! It's just one block to the Saddletowne C-Train and



an easy walk to schools, the YMCA, shops, groceries, restaurants, and medical services. Enjoy quick access to Stoney Trail and Metis Trail, plus established walking and biking paths on a quiet street.

Immediate possession is an option with 30 days' notice required for the current basement occupant. Don't miss this opportunity to own a home with all the space, style, and location your family desires!

Built in 2003

### Essential Information

MLS® #	A2237058
Price	\$369,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,137
Acres	0.03
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1304, 111 Tarawood Lane Ne
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5C1

### Amenities

Amenities	None
Parking Spaces	1

Parking	Assigned, Stall
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## Interior

Interior Features	Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Landscaped
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 9th, 2025
Days on Market	63
Zoning	M-1 d75

## Listing Details

Listing Office	eXp Realty
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