

# \$379,900 - 1304, 111 Tarawood Lane Ne, Calgary

MLS® #A2237058

**\$379,900**

4 Bedroom, 3.00 Bathroom, 1,137 sqft

Residential on 0.03 Acres

Taradale, Calgary, Alberta

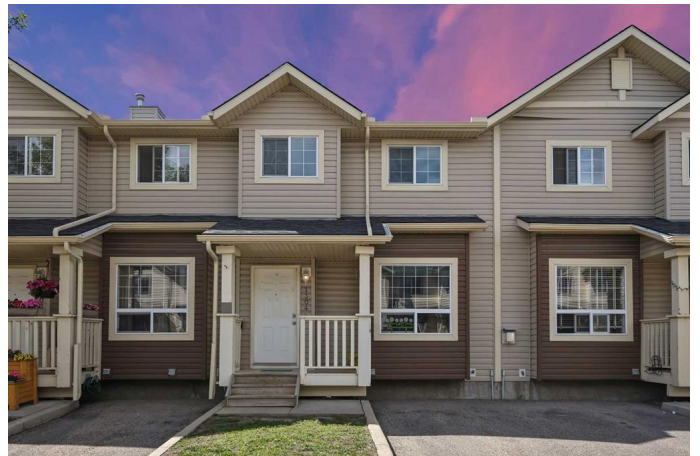
Welcome home to this exceptional property in the heart of family-friendly Taradale! With over 1600 sq ft of finished living space (1137 sq ft above grade + 519 sq ft developed basement), this home stands out with its 3 bedrooms plus a versatile den and 3 full bathrooms, ensuring comfort and convenience 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 daysâ€™ 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          | \$379,900     |
| 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 |
|---------|-----------------|

## 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 | 5              |
| Zoning         | M-1 d75        |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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