

# \$349,000 - 4704, 111 Tarawood Lane Ne, Calgary

MLS® #A2248589

## \$349,000

3 Bedroom, 2.00 Bathroom, 1,160 sqft

Residential on 0.03 Acres

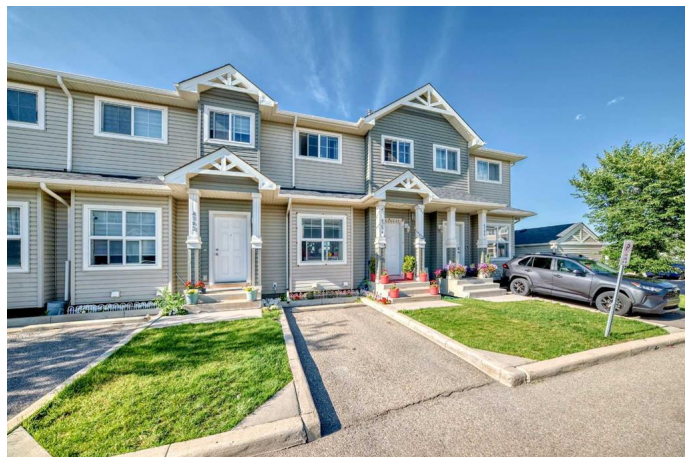
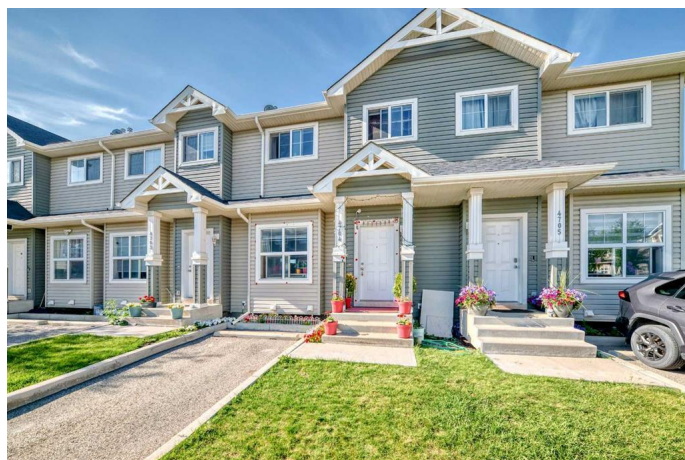
Taradale, Calgary, Alberta

Welcome to Unit #4704 at 111 Tarawood Lane NE—a bright and well-kept 3-bedroom, 1.5-bath townhome perfectly located in the heart of Taradale. The main floor offers an open-concept living and dining area filled with natural light, a functional kitchen with plenty of cabinet space, and direct access to your private deck—ideal for morning coffee or evening BBQs. Upstairs, you’ll find three spacious bedrooms and a full bathroom, providing comfort and flexibility for families, guests, or a home office. The lower level includes a half bath, laundry, and an unfinished basement ready for your personal design—whether you envision a rec room, gym, or extra living space. Enjoy the convenience of being just steps to Saddletowne LRT, several bus routes, schools, parks, shopping, and the Genesis Centre. This well-managed complex offers low-maintenance living in a vibrant, transit-friendly community, making it an excellent choice for first-time buyers, downsizers, or investors.

Built in 2007

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2248589  |
| Price     | \$349,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,160         |
| Acres          | 0.03          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4704, 111 Tarawood Lane Ne |
| Subdivision | Taradale                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3J 4S9                    |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Parking, Playground |
| Parking Spaces | 1                   |
| Parking        | Stall               |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Animal Home, See Remarks                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony, Lighting          |
| Lot Description   | Few Trees, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding               |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 2                 |
| Zoning         | M-1 d75           |
| HOA Fees       | 310               |
| HOA Fees Freq. | MON               |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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