

**512, 111 Tarawood Lane NE
Calgary, Alberta**

MLS # A2210893



\$349,900

Division:	Taradale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,160 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N.A.

****Fantastic Opportunity to Own a Home — at a Great Price and in a Prime Location! MEGHA SANJHA PUNJAB, CHALO FRESCO, DRUGMART, YMCA GENESIS CENTRE, SADDLETOWNE BUS AND TRAIN STATION within 3 minutes of drive. THREE Parks within 1 Km radius, ELEMENTRY / JUNIOR HIGH / HIGH SCHOOL within 4 min of driving. Step into a bright and open living room filled with an abundance of natural light that warms the entire space. The home fronts onto a green space, and your assigned parking spot is conveniently located right at the front door — making it easy to carry groceries and shopping bags straight inside. The living room flows seamlessly into a well-positioned kitchen tucked between the living and dining areas, featuring a window overlooking the backyard. Equipped with a stainless steel microwave and dishwasher, along with a spacious countertop, the kitchen is perfect for family cooking. Step outside to a cozy backyard with a well-maintained concrete pad — just the right size for soaking up the sun all year round. Upstairs, you'll find a generously sized primary bedroom with a 3-piece ensuite and a walk-in closet. A pleasant surprise awaits with the oversized second bedroom, complete with two windows and a Jack-and-Jill-style door to the bathroom — essentially creating a second primary bedroom with added flexibility. Head down to the unfinished basement, where a large window brings in natural light — a blank canvas ready for your personal touch and creativity. This well-priced property won't last long — book your showing today before it's too late!