

# \$336,000 - 1304, 111 Tarawood Lane, Calgary

MLS® #A2262193

**\$336,000**

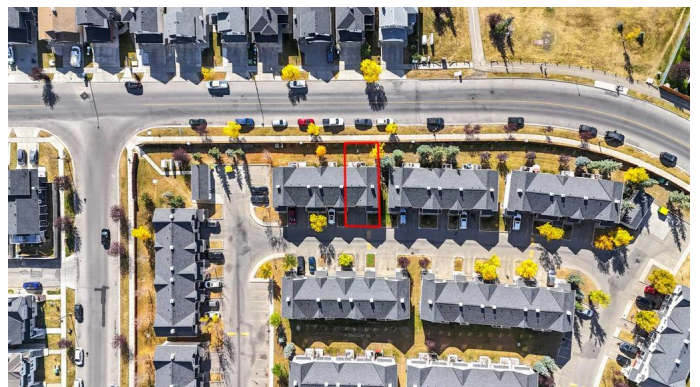
3 Bedroom, 3.00 Bathroom, 1,137 sqft  
Residential on 0.03 Acres

Taradale, Calgary, Alberta

Welcome home to this well-maintained property in the family-friendly community of Taradale. This home offers over 1,600 sq ft of finished living space, including a fully developed basement with a third bedroom, versatile den that can serve as a home office, additional storage space, and a spacious rec room—providing 4 total rooms downstairs. With 3 bedrooms plus den and 3 full bathrooms (one on every level), plus 1,137 sq ft above grade and 519 sq ft in the developed basement, it supports comfortable living for families.

The main floor features an open-concept layout and 8-foot ceilings. The kitchen includes glossy black tile flooring, maple cabinets, stainless steel appliances, and ample counter space. Carpet covers the other living areas. The upper level has two large bedrooms and a 4-piece bathroom. The fully finished basement includes the third bedroom, den, rec room, and full bathroom with a walk-in tiled shower. A dedicated laundry area in the basement has a brand-new washer and dryer, plus extra storage.

Outside, enjoy a private south-facing deck and a covered front porch. The property includes an on-site playground and visitor parking. Located just one block from the Saddletowne C-Train, it's an easy walk to schools, the YMCA, shops, groceries, restaurants, and medical services. Quick access to Stoney Trail and Metis Trail, plus walking and biking paths on this quiet street. The neighborhood is close



to the Dashmesh Culture Centre.

Immediate possession available. This home offers space, functionality, and a prime location—contact your favorite Realtor to view it today.

Virtual Tour Link: <https://shorturl.at/UQ3DF>

Built in 2003

### Essential Information

MLS® #	A2262193
Price	\$336,000
Bedrooms	3
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
Subdivision	Taradale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5C1

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

### Interior

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

### **Exterior**

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

### **Additional Information**

Date Listed	October 5th, 2025
Days on Market	6
Zoning	M-1 d75

### **Listing Details**

Listing Office	eXp Realty
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