

# \$399,000 - 2204, 111 Tarawood Lane Ne, Calgary

MLS® #A2257057

**\$399,000**

4 Bedroom, 3.00 Bathroom, 1,060 sqft

Residential on 0.03 Acres

Taradale, Calgary, Alberta

Well-Maintained 4-Bedroom Townhouse with Renovated Basement and Rental Income. Spacious and functional 4-bedroom, 2.5-bathroom townhouse in a family-friendly neighbourhood. The finished basement includes one of the four bedrooms, a living area, and a full bathroom. The home is owner-occupied with tenants, offering flexibility for buyers to maintain the existing tenancy if desired. The newly renovated basement is currently tenanted, generating steady rental income, ideal for homeowners or investors looking to offset mortgage costs. Conveniently located near shopping plazas, Indian grocery stores, parks, playgrounds, schools, and within walking distance to the Saddletown train station. A practical opportunity with built-in income and access to everyday amenities.

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2257057  |
| Price          | \$399,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,060     |
| Acres          | 0.03      |
| Year Built     | 2004      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2204, 111 Tarawood Lane Ne |
| Subdivision | Taradale                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3J 5C2                    |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Dog Park, Park, Parking, Playground, Trash, Visitor Parking |
| Parking Spaces | 1                                                           |
| Parking        | Assigned, Stall                                             |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                    |
| Appliances        | Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | High Efficiency, Natural Gas                                                   |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Finished, Full                                                                 |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Lot Description   | Back Yard             |
| Roof              | Asphalt Shingle       |
| Construction      | Unknown, Vinyl Siding |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 30                   |
| Zoning         | M-1 d75              |

### Listing Details

Listing Office

RE/MAX House of Real Estate

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