

# \$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	Park, Parking, Playground, Trash, Visitor Parking, Dog Park
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	Vinyl Siding, Unknown
Foundation	Poured Concrete

### Additional Information

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

### Listing Details

Listing Office

RE/MAX House of Real Estate

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