



THE
A-TEAM

**RE/MAX
FIRST**

355 TARALAKE Way #104, Calgary T3J0M1

MLS®#: **A2133614** Area: **Taradale** Listing Date: **05/22/24** List Price: **\$279,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2013**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Assigned,Stall**

Finished Floor Area
 Abv Sqft: **676**
 Low Sqft:
 Ttl Sqft: **676**

DOM

34
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Baseboard** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Dishwasher,Microwave,Range Hood,Refrigerator**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`10"	Den	Main	9`11" x 8`11"
Kitchen	Main	12`0" x 8`0"	Living Room	Main	15`9" x 16`5"
Bedroom - Primary	Main	9`11" x 10`2"			

Legal/Tax/Financial

Condo Fee: **\$345** Title: **Fee Simple** Zoning: **M-2 d133**

Legal Desc: 1310048

Fee Freq:
Monthly

Remarks

Pub Rmks: **Open House Sat 11:00 Am to 2:00 Pm. Opportunity to own a condo in the popular community of Taradale. This listing presents an excellent opportunity for investors or first-time buyers to own a highly convenient ground-level apartment. Just steps away from schools, shopping centers, bus routes, and only a few minutes from the LRT Station, this property offers the perfect blend of accessibility and convenience. The secure building features buzzer entry and a foyer with mailboxes. The condo boasts a great open floor plan, providing a comfortable living space. The unit includes in-unit laundry, a large den, and parking located right in front of the balcony. Additionally, it offers easy access to Stoney Trail. Don't miss this chance to invest in a property that combines comfort and prime location. Call your favorite realtor for a private viewing today!**

Inclusions: N/A
Property Listed By: eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







