



THE
A-TEAM

**RE/MAX
FIRST**

355 TARALAKE Way #427, Calgary T3J 0M1

MLS® #: **A2134219**

Area: **Taradale**

Listing Date: **09/11/24**

List Price: **\$479,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 13-Dec**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **965**
Low Sqft:
Ttl Sqft: **965**

DOM

101
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Laminate Counters,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`9" x 8`9"	Dining Room	Main	11`2" x 9`10"
Living Room	Main	11`10" x 10`11"	Flex Space	Main	7`10" x 5`2"
Laundry	Main	8`9" x 3`11"	4pc Bathroom	Main	8`9" x 4`11"
4pc Ensuite bath	Main	7`5" x 4`11"	Bedroom - Primary	Main	11`1" x 10`11"
Bedroom	Main	11`4" x 10`4"			

Legal/Tax/Financial

Condo Fee:
\$622

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **89**

Remarks

Pub Rmks: **This apartment has been totally updated and is fantastic! With its top-floor corner location, you'll enjoy stunning, unobstructed views of downtown Calgary and the mountains. The recent renovations mean it's move-in ready, and the layout seems very functional and spacious. Having two large bedrooms and two full bathrooms is a great advantage, especially with the added convenience of in-suite laundry. The bright kitchen with a breakfast bar will be perfect for both cooking and entertaining. Plus, being close to grocery stores, a school, and community amenities makes it even more desirable. It is a wonderful place to call home!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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





