



THE
A-TEAM

**RE/MAX
FIRST**

327 TARALAKE Way, Calgary T3J0R5

MLS® #: **A2143343**

Area: **Taradale**

Listing Date: **06/21/24**

List Price: **\$429,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,033 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,349**
Low Sqft:
Ttl Sqft: **1,349**

DOM

87
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Concrete, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Laminate, Linoleum**
Water Source:
Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`8" x 10`4"	Living Room	Main	13`5" x 12`7"
Eat in Kitchen	Main	13`5" x 12`5"	Bedroom	Second	13`5" x 8`11"
4pc Bathroom	Second	6`1" x 7`4"	4pc Ensuite bath	Second	6`8" x 7`0"
Bedroom - Primary	Second	11`0" x 10`11"	Laundry	Second	3`0" x 3`3"
Furnace/Utility Room	Lower	3`0" x 8`5"	2pc Bathroom	Lower	5`8" x 4`11"
Entrance	Lower	4`6" x 8`6"	Living Room	Lower	8`11" x 7`7"

Legal/Tax/Financial

Condo Fee: \$352	Title: Fee Simple	Zoning: M-1 d52
	Fee Freq: Monthly	
Legal Desc:	1311352	

Remarks

Pub Rmks: **ATTENTION ,First time home buyer or investor ,Welcome to beautiful and well maintained 3- STOREY row/townhouse with 2 bedroom 2 full bathroom;As you walked in from main door you will find very good size den/living room also have good size closet and half bathroom, lower level also have single car garage and utility room. As you walk upstairs you will be welcomed with kitchen having GRANITE COUNTERTOP,CABINET,APPLIANCES, sliding door in kitchen that leads to the BALCONY, you will also find dinning room and good size living room;As we go further to third level you will find master bedroom with 4pc ensuite bathroom and you will also find second bedroom with full bathroom. Property is close to all amenities.**

Inclusions: **N/A**

Property Listed By: **RE/MAX iRealty Innovations**

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