



THE
A-TEAM

**RE/MAX
FIRST**

355 TARALAKE Way #219, Calgary t3j 0m1

MLS® #: **A2145982**

Area: **Taradale**

Listing Date: **07/03/24**

List Price: **\$284,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 01-Aug**

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:

Underground

Finished Floor Area

Abv Sqft: **701**

Low Sqft:

Ttl Sqft: **701**

DOM

75

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Electric**
Sewer:
Ext Feat: **Balcony,Lighting,Playground**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Closet Organizers**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	12`4" x 8`11"	Bedroom - Primary	Main	13`4" x 12`2"
Living Room	Main	13`1" x 10`11"	Kitchen	Main	7`8" x 7`7"
4pc Bathroom	Main		Dining Room	Main	12`1" x 6`9"

Legal/Tax/Financial

Condo Fee:
\$448

Title:
Fee Simple

Zoning:
M-2 d133

Fee Freq:
Monthly

Legal Desc: **1310048**

Remarks

Pub Rmks: **VERY NEAT AND CLEAN END UNIT WITH 2 BEDROOMS AND ONE BATH APARTMENT IN TARADALE, BEAUTIFUL LAYOUT WITH MODERN FURNISHINGS. THIS CORNER UNIT HAS NICE BALCONY WHICH BRINGS LOTS OF NATURAL LIGHT. BEAUTIFUL MODERN KITCHEN WITH CUSTOM CABINETS AND GRANITE COUNTER TOPS. STAINLESS STEEL APPLIANCES. ONE CAR UNDER GROUND HEATED AND TITLED PARKING. CLOSE TO LRT STATION, GENESIS CENTRE, YMCA AND SADDLE TOWN CENTRE [FRESHCO, SHOPPERS, BANKS AND RESTAURANTS. VERY EASY TO SHOW, SHOWS VERY WELL. WALKING DISTANCE TO SCHOOLS AND BUS ROUTE. FLEXIBLE POSSESSION. LISTING REALTOR IS RELATED TO THE SELLER.**

Inclusions: **none**
Property Listed By: **Royal LePage METRO**

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