



THE
A-TEAM

**RE/MAX
FIRST**

355 TARALAKE Way #116, Calgary T3J 0M1

MLS®#: **A2179701** Area: **Taradale** Listing **11/20/24** List Price: **\$267,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$3k, 02-Jan** 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: **568**
 Low Sqft:
 Ttl Sqft: **568**

DOM

63
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Other**

Construction: **Mixed**
 Flooring: **Tile,Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`3" x 4`11"	Bedroom	Main	9`1" x 9`11"
Dining Room	Main	13`5" x 5`1"	Kitchen	Main	11`4" x 8`3"
Living Room	Main	13`5" x 7`10"	Bedroom - Primary	Main	11`2" x 9`10"

Legal/Tax/Financial

Condo Fee: **\$320** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Monthly

Legal Desc: 1310048

Remarks

Pub Rmks: **Welcome to 116 - 355 Taralake Way NE. Discover exceptional value in this thoughtfully designed 2-bedroom, 1-bathroom ground-floor condo—an ideal opportunity for first-time buyers, those looking to downsize, or savvy real estate investors seeking a cash-flowing rental property. Low condo fees of under \$325/month include gas, heat, parking, water, and more, offering a worry-free lifestyle and enhancing rental appeal. Inside, you'll find modern vinyl plank and tile flooring for durability and easy maintenance. The open-concept layout features a spacious living and dining area, perfect for everyday living or entertaining. The kitchen offers ample countertop space, functional cabinetry, and a seamless flow for cooking and hosting. Two well-sized bedrooms provide comfortable retreats, and in-suite laundry adds everyday convenience. The private ground-floor patio offers easy access for groceries, furniture, or relaxing outdoors. The unit also includes an assigned parking stall, and the pet-friendly building is a great fit for animal lovers. Located in the vibrant Taradale community, this condo is minutes from schools, shopping, the Genesis Centre, parks, and the C-Train, making it a prime location for convenience and connectivity. Whether you're starting your homeownership journey, downsizing, or expanding your investment portfolio, this versatile condo offers unbeatable value in a sought-after location. Schedule your private showing today and take the next step toward a smart investment or new home.**

Inclusions: N/A
Property Listed By: eXp Realty

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







