



THE A-TEAM

RE/MAX FIRST

355 TARALAKE Way #116, Calgary T3J 0M1

MLS® #: A2179701 Area: Taradale Listing: 11/20/24 List Price: \$257,000
Status: Active County: Calgary Change: -\$7k, 13-Mar 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

136
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

Table with 3 columns: Room, Level, Dimensions. Rows include 4pc Bathroom, Dining Room, Living Room.

Table with 3 columns: Room, Level, Dimensions. Rows include Bedroom, Kitchen, Bedroom - Primary.

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







