



THE
A-TEAM

**RE/MAX
FIRST**

355 TARALAKE Way #116, Calgary T3J 0M1

MLS® #: **A2179701**

Area: **Taradale**

Listing Date: **11/20/24**

List Price: **\$270,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **568**

Low Sqft:

Ttl Sqft: **568**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

0

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

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
4pc Bathroom	Main	7`3" x 4`11"
Dining Room	Main	13`5" x 5`1"
Living Room	Main	13`5" x 7`10"

Room	Level	Dimensions
Bedroom	Main	9`1" x 9`11"
Kitchen	Main	11`4" x 8`3"
Bedroom - Primary	Main	11`2" x 9`10"

Legal/Tax/Financial

Condo Fee: **\$320**

Title: **Fee Simple**
Fee Freq:

Zoning: **M-2**

Monthly

Legal Desc: 1310048

Remarks

Pub Rmks: **Welcome to 116 - 355 Taralake Way NE—a well-designed 2-bedroom, 1-bathroom ground-floor condo offering both comfort and practicality, making it ideal for FIRST-TIME SHOPPERS or savvy real estate investors looking for a cash-flowing rental property. Condo fees are under \$325/month and include: Gas, Heat, Parking, Trash, Water & more...keeping your monthly costs down and rental incentives up! Inside, you'll find durable vinyl plank and tile flooring, creating a modern, low-maintenance living space. The open-concept layout includes a spacious living and dining area, perfect for daily living. The kitchen features great countertop space, cabinetry, and ample countertop room, providing a functional and stylish cooking & entertaining environment. The two well-sized bedrooms offer comfortable retreats, and the in-suite laundry adds convenience. Step outside to your private ground-floor patio. This is perfect for bringing in groceries or larger items. The unit also includes an assigned parking stall, and the pet-friendly building is a great choice for animal lovers. Located in the vibrant Taradale community, this condo is close to major amenities such as schools, shopping centers, parks, and public transit, ensuring all your needs are within reach. Don't miss the opportunity to own this versatile condo in a prime location—schedule a showing today!**

Inclusions:
Property Listed By: **N/A
eXp Realty**

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







