

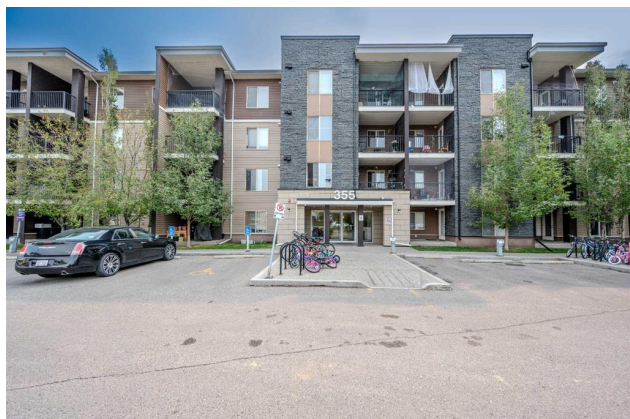


THE
A-TEAM

**RE/MAX
FIRST**

355 TARALAKE Way #309, Calgary T3J0M1

MLS® #: **A2180844** Area: **Taradale** Listing Date: **11/24/24** List Price: **\$272,999**
 Status: **Active** County: **Calgary** Change: **None** 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: **Stall,Underground**

Finished Floor Area
 Abv Sqft: **570**
 Low Sqft:
 Ttl Sqft: **570**

DOM

27
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Washer,Window Coverings**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`11" x 9`11"	Bedroom - Primary	Main	9`1" x 9`11"
Entrance	Main	6`6" x 3`7"	Balcony	Main	9`7" x 8`11"
4pc Bathroom	Main	7`3" x 4`11"	Laundry	Main	3`1" x 3`0"
Kitchen	Main	8`0" x 7`5"	Living/Dining Room Combination	Main	12`11" x 13`5"

Legal/Tax/Financial

Condo Fee: **\$372** Title: **Fee Simple** Zoning: **M-2 d133**

Fee Freq:
Monthly

Legal Desc: **1310048**

Remarks

Pub Rmks: **A MUST SEE!!! A beautiful and cozy condo, ready for you to move in. This 2-bedroom unit features: granite, upgraded LVP flooring throughout the unit, maple slow-close cabinets, dishwasher, in-suite laundry, a soaker tub, and a beautiful unobstructed view of the countryside from your private balcony. Two parking spaces are available: one underground and one stall. Schools and parks are steps away, also with easy access to public transportation. Call your realtor and book a showing today!**

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







