



THE
A-TEAM

**RE/MAX
FIRST**

355 TARALAKE WAY NE #303, Calgary T3J0M1

MLS® #: **A2194397** Area: **Taradale** Listing Date: **02/12/25** List Price: **\$295,000**
 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:

Underground

Finished Floor Area

Abv Sqft: **756**
 Low Sqft:
 Ttl Sqft: **756**

DOM

9

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **None**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Kitchen Island, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`8" x 9`10"	4pc Ensuite bath	Main	7`3" x 4`11"
Bedroom	Main	11`8" x 8`11"	4pc Bathroom	Main	4`11" x 7`4"
Living Room	Main	19`4" x 13`3"	Dining Room	Main	6`8" x 10`1"
Kitchen	Main	7`2" x 8`3"	Foyer	Main	7`2" x 6`3"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$490

Fee Simple
Fee Freq:
Monthly

M-2 d133

Legal Desc: 1310048

Remarks

Pub Rmks: **Welcome home to this two bedroom, two bathroom and TITLED UNDERGROUND PARKING! Complete with STAINLESS STEEL appliances, GRANITE countertops. Large living room that separates the two bedrooms for more PRIVACY. The DEN is perfect for a home office, Dining area or kids play area! The large master bedroom boasts a walk thru closet into the MASTER ENSUITE with GRANITE countertops. A large PRIVATE BALCONY with amazing views for you to enjoy! In-suite laundry with a stacking washer and dryer for your convenience. Close to schools, shopping and public transportation.**

Inclusions: **Curtains**
Property Listed By: **eXp Realty**

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







