

120, 355 Taralake Way NE  
Calgary, Alberta

MLS # A2222194



**\$215,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                   |
| <b>Size:</b>     | 562 sq.ft.                          | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 1                                   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |                                                 |                   |        |
|--------------------|-------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile, Vinyl Plank             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                               | <b>Condo Fee:</b> | \$ 372 |
| <b>Basement:</b>   | -                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                 | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, Open Floorplan |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Attention first time home buyers and investors! Welcome to this move-in ready, 1 bedroom, 1 bathroom main floor condo with titled underground parking in a pet friendly building. Step into the kitchen featuring brand new vinyl plank flooring, granite countertops, functional cabinetry, and a convenient breakfast bar, perfect for casual meals or entertaining. The kitchen opens seamlessly into a spacious living room, offering ample space to relax or host guests, with direct access to a generous patio ideal for summer BBQs. A stylish sliding barn door leads into the primary bedroom, which includes a window-mounted air conditioning unit to keep you cool during warmer months. For added convenience, the unit also includes in-suite stacked laundry. The 4-piece bathroom offers a combination tub and shower, completing this well-appointed unit. Located in the heart of Taradale, you'll enjoy close proximity to schools, shopping, parks, and the Genesis Recreation Centre. This well maintained condo is priced to sell. Book your showing today!