

**120, 355 Taralake Way NE  
Calgary, Alberta**

**MLS # A2246269**



**\$200,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	572 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	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>	\$ 326
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d133
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Open Floorplan		

**Inclusions:** NA

\* Open House, August 9 , 12-3pm\* Welcome to this move-in ready 1-bedroom, 1-bathroom main floor condo offering 572 sq ft of thoughtfully designed living space in the heart of Taradale. With low condo fees that include heat and water, this is the perfect opportunity for first-time homebuyers, downsizers, or savvy investors. Step inside to discover luxury vinyl plank flooring throughout, a modern open-concept layout, and granite countertops in the kitchen. The stylish barn door leads you into a spacious primary bedroom, while the 4-piece bathroom provides function and comfort. Enjoy the convenience of in-suite laundry and a titled underground parking stall for year-round peace of mind. One of the standout features of this home is the generously sized private patio, perfect for relaxing or entertaining during warmer months. Located just minutes from Taradale Park, Ted Harrison School, Don Hartman North East Sportsplex, and the Genesis Centre, everything you need is right at your doorstep. Don't miss your chance to own this updated and affordable home in a vibrant, family-friendly community! Call your favourite Realtor and book your showing today!