

**207, 355 Taralake Way NE  
Calgary, Alberta**

**MLS # A2280643**

**\$249,900**



<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	696 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 463
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d133
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting		
<b>Inclusions:</b>	None		

Discover the perfect blend of comfort and convenience in this 2-bedroom, 1 bathroom condo located in the heart of Taradale. Ideally positioned for easy access to amenities, this unit offers a functional open-concept floor plan designed for modern living. The kitchen serves as the heart of the home, featuring granite countertops, a central island with an eat-up breakfast bar, and ample cabinetry. Laminate flooring extends through the bright living room, which opens directly onto your private balcony. The smart layout provides excellent privacy, with the living area separating the two sleeping quarters. The primary suite features a walk in closet and private east facing sleeping quarters. On the opposite side, the second bedroom is perfect for a roommate, guest, or home office setup. Practical upgrades include a washing machine replaced in 2022 located in the in-suite laundry room. This unit comes complete with a titled, heated underground parking stall and an assigned storage locker for your seasonal items. Condo fees include heat, water, AND electricity, simplifying your monthly budget. Located just steps from Taralake walking paths, and minutes from the Genesis Centre, Saddletowne LRT, schools, and shopping, this home offers excellent value in a connected community.