



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

107, 355 Taralake Way NE  
Calgary, Alberta

MLS # A2264255



**\$250,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Taradale                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 694 sq.ft.                         | Age:   | 2013 (12 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                 |            |          |
|-------------|---------------------------------|------------|----------|
| Heating:    | Forced Air                      | Water:     | -        |
| Floors:     | Vinyl Plank                     | Sewer:     | -        |
| Roof:       | -                               | Condo Fee: | \$ 439   |
| Basement:   | -                               | LLD:       | -        |
| Exterior:   | Stone, Vinyl Siding, Wood Frame | Zoning:    | M-2 d133 |
| Foundation: | -                               | Utilities: | -        |
| Features:   | No Animal Home, No Smoking Home |            |          |

**Inclusions:** None

NEW APPLIANCES|| FRESH PAINT|| NEW BLINDS|| NEW FLOORING. Beautifully Renovated 2-Bedroom Condo in the Heart of Taradale. Discover exceptional value in this freshly updated 2-bedroom, 1-bathroom condo located in the vibrant community of Taradale. Featuring brand-new luxury vinyl plank flooring throughout, this move-in-ready unit offers a clean, modern feel with low-maintenance living. The bright and functional open-concept layout seamlessly connects the kitchen and living area, filled with natural light. Ideally situated just steps from schools, parks, public transit, and shopping, this home is perfect for first-time buyers or investors seeking a great rental property. Taradale is known for its family-friendly atmosphere, diversity, and growing amenities, making it a highly desirable place to call home. At this price point, opportunities like this are rare&mdash;don't miss your chance to own an updated, affordable unit in one of NE Calgary's most sought-after neighborhoods!