



**GRASSROOTS**  
REALTY GROUP

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222, 355 Taralake Way NE  
Calgary, Alberta

MLS # A2295008



**\$264,999**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	757 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Mixed	<b>Condo Fee:</b>	\$ 424
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed, Stone, Vinyl Siding	<b>Zoning:</b>	M-2 d133
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Located in the heart of Taradale, this well-maintained 2-bedroom, 2-bathroom condo offers exceptional convenience and modern living. Ideally situated close to a wide range of amenities, the unit features a functional open-concept layout designed for comfort and practicality. The kitchen is the centerpiece of the home, showcasing a granite peninsula countertop with an eat-up breakfast bar and ample cabinetry for storage. Laminate flooring flows seamlessly into the bright and spacious living room, which opens onto a private balcony—perfect for relaxing or entertaining. The thoughtfully designed layout ensures excellent privacy, with the living area separating the two bedrooms. The primary bedroom includes a walk-in closet and a private east-facing exposure. On the opposite side, the second bedroom is ideal for a roommate, guest room, or home office. Recent upgrades include a new refrigerator and stove. The unit also comes with a titled, heated underground parking stall for added convenience. Condo fees cover heat, water, and electricity, helping simplify your monthly expenses. Located just steps from Taralake walking paths and minutes from the Genesis Centre, Saddletowne LRT station, schools, and shopping (all within a short 5-minute walk), this home offers excellent value in a well-connected and vibrant community.