



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

MLS # A2296578



\$214,900

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

Heating:	Baseboard, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 463
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2 d133
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting		

Inclusions: None

This 2-bedroom, 1 bathroom condo is ideally positioned for easy access to amenities in the heart of Taradale, offering a functional open-concept floor plan designed for modern living. The kitchen features a granite peninsula counter top with an eat-up breakfast bar, and ample cabinetry. Front the tiled entry, updated carpet extends through the bright living room and bedrooms, which opens directly onto your private balcony. The smart layout provides excellent privacy, with the living area separating the two bedrooms. The primary bedroom features a walk-in closet and private east facing sleeping quarters, as well as direct access to the "cheater en suite"; 4 pc bath.. 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.