



**GRASSROOTS**  
REALTY GROUP

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

**427, 355 Taralake Way NE**  
**Calgary, Alberta**

**MLS # A2134219**



**\$439,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	965 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 622
<b>LLD:</b>	-
<b>Zoning:</b>	M-2
<b>Utilities:</b>	-

**Inclusions:** None

This apartment has been totally updated and is fantastic! With its top-floor corner location, you'll enjoy stunning, unobstructed views of downtown Calgary and the mountains. The recent renovations mean it's move-in ready, and the layout seems very functional and spacious. Having two large bedrooms and two full bathrooms is a great advantage, especially with the added convenience of in-suite laundry. The bright kitchen with a breakfast bar will be perfect for both cooking and entertaining. Plus, being close to grocery stores, a school, and community amenities makes it even more desirable. It is a wonderful place to call home!