



**116, 355 Taralake Way NE
Calgary, Alberta**

MLS # A2179701



\$270,000

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	569 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 320
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to 116 - 355 Taralake Way NE—a well-designed 2-bedroom, 1-bathroom ground-floor condo offering both comfort and practicality, making it ideal for FIRST-TIME SHOPPERS or savvy real estate INVESTORS looking for a cash-flowing rental property. Condo fees are under \$325/month and include: Gas, Heat, Parking, Trash, Water & more...keeping your monthly costs down and rental incentives up! Minutes from schools, shopping, the Genesis Centre, and the C-Train. Inside, you'll find durable vinyl plank and tile flooring, creating a modern, low-maintenance living space. The open-concept layout includes a spacious living and dining area, perfect for daily living. The kitchen features great countertop space, cabinetry, with a great flow, providing a functional and stylish cooking & entertaining environment. The two well-sized bedrooms offer comfortable retreats, and the in-suite laundry adds convenience. Step outside to your private ground-floor patio. This is perfect for bringing in groceries or larger items. The unit also includes an assigned parking stall, and the pet-friendly building is a great choice for animal lovers. Located in the vibrant Taradale community, this condo is close to major amenities such as schools, shopping centers, parks, and public transit, ensuring all your needs are within reach. Don't miss the opportunity to own this versatile condo in a prime location—schedule a showing today!