



**111, 355 Taralake Way NE**  
**Calgary, Alberta**

**MLS # A2194411**



**\$314,888**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	930 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	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 595
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Newly Renovated This 2-bedroom, 2-bathroom apartment is located in the highly sought-after community of Taradale, Calgary, offering a comfortable 930 square feet of living space. Situated on the ground floor of a low-rise building, this well-maintained home is perfect for anyone looking for easy access and convenience. The interior features an open and functional layout with a spacious living room (17'8" x 17'0") that provides a great area for relaxation or entertaining guests. The modern kitchen is equipped with a central island, perfect for cooking and meal prep, with a separate dining space that flows into the living area. The primary bedroom (11'2" x 14'6") offers a peaceful retreat, with its own 4-piece ensuite bathroom. The second bedroom is a good size and can be used as a guest room or office. Additional features include a flex space, ideal for a small home office or additional storage, and in-unit laundry for added convenience. The unit has vinyl plank and ceramic tile flooring, ensuring durability and easy maintenance. This home is well-priced at \$314,888 with low condo fees and includes 1 underground parking stall. The complex is well-managed, and the building is in excellent condition, offering a comfortable and low-maintenance lifestyle. Enjoy the western exposure and natural light that fills the space. With its desirable location, close proximity to schools, parks, and shopping, this condo offers great value in a fantastic community. Perfect for first-time buyers, small families, or anyone looking to downsize. Don't miss the opportunity to view this move-in-ready home!