

223, 355 Taralake Way NE  
 Calgary, Alberta

MLS # A2249487



**\$304,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                   |
| <b>Size:</b>     | 765 sq.ft.                          | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Underground |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |                                                                   |                   |          |
|--------------------|-------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                            | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Vinyl                                                     | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                                 | <b>Condo Fee:</b> | \$ 495   |
| <b>Basement:</b>   | -                                                                 | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame                         | <b>Zoning:</b>    | M-2 d133 |
| <b>Foundation:</b> | -                                                                 | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan |                   |          |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to this stunning spacious unit in the sought-after community of Taralake! Discover this bright, spacious 2-bedroom, 2-bath apartment featuring an open-plan living and dining area plus another sitting area. This unit has large windows and a south-facing balcony perfect for morning sun. A generous master suite with private ensuite bathroom and ample closet space, plus a spacious second bedroom. This unit also features an In-suite laundry, secure underground parking; all within walking distance of parks, pathways, playgrounds, Genesis Centre, and Shopping Centre, with quick access to Stoney Trail.