

**208, 355 Taralake Way NE**  
**Calgary, Alberta**

**MLS # A2232766**



**\$260,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 692 sq.ft.                         | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                 |                   |          |
|--------------------|-----------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard       | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Laminate        | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -               | <b>Condo Fee:</b> | \$ 449   |
| <b>Basement:</b>   | -               | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Aluminum Siding | <b>Zoning:</b>    | M-2 d133 |
| <b>Foundation:</b> | -               | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Breakfast Bar   |                   |          |

**Inclusions:** None

Step into this recently renovated 2-bedroom, 1-bathroom unit offering comfort, convenience, and value in the heart of Taradale. Freshly updated with brand-new LVP throughout, this home is move-in ready and ideal for those seeking a clean, low-maintenance lifestyle. Enjoy the ease and security of titled underground parking, especially during those Calgary winters. The layout is functional and bright, featuring an open-concept kitchen and living area with ample natural light. Located just steps away from schools, parks, public transit, and shopping, this unit is nestled in the vibrant, family-friendly community of Taradale. Known for its strong sense of community, diversity, and growing amenities, Taradale is a fantastic place to call home or invest in. At this price point, this is an incredible opportunity for investors looking for rental income or first-time buyers ready to break into the market. Don't miss out on this affordable, updated gem in one of NE Calgary's most sought-after neighborhoods!