

**105, 355 Taralake Way NE**  
**Calgary, Alberta**

**MLS # A2334668**



**\$325,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 697 sq.ft.                         | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                       |                   |        |
|--------------------|---------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile                                                                          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                     | <b>Condo Fee:</b> | \$ 405 |
| <b>Basement:</b>   | -                                                                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Other, Stone, Wood Frame                                                              | <b>Zoning:</b>    | m-2    |
| <b>Foundation:</b> | -                                                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks |                   |        |

**Inclusions:** na

Welcome to this beautifully updated and exceptionally well-maintained main floor 694+ sqft 2-bedroom, 1-bathroom main floor playground facing condo with heated underground parking in the sought-after community of Taradale NE—offering the perfect combination of comfort, convenience, and value for first-time homebuyers, downsizers, or savvy investors. Step inside to a bright and inviting open-concept floor plan where the spacious foyer leads into the dining area and comfortable living room, creating an ideal layout for everyday living and entertaining. Large windows throughout the home, including the oversized patio door in the living room, fill the space with natural light, while the recently updated flooring in the living room, dining area, and kitchen, along with a fresh coat of paint, gives the home a modern, move-in-ready feel. The stylish kitchen features elegant granite countertops, ample cabinetry, a generous pantry, and a functional breakfast bar overlooking the dining area—perfect for casual meals and entertaining guests. The spacious primary bedroom easily accommodates a King-size bedroom set and includes a walk-in closet with convenient cheater access to the full bathroom. The second bedroom is generously sized, making it ideal for family, guests, a roommate, or a home office. One of the standout features of this home is its desirable main floor location with direct patio access. Step outside to your private patio that opens onto a beautiful green space and playground, offering unobstructed views, abundant natural light throughout the year, and the convenience of entering your home directly without passing through the main lobby. It's the perfect setting for families, outdoor relaxation, or simply enjoying the open surroundings. Additional highlights include in-suite stacked laundry, one titled heated underground parking stall,

abundant visitor parking, and plenty of nearby street parking for added convenience. Ideally situated in the heart of Taradale, this home is within walking distance to schools, playgrounds, public transit, and bus stops, while the 80 Avenue shopping plaza, grocery stores, restaurants, cafes, and everyday amenities are only minutes away. Quick access to Stoney Trail and major roadways makes commuting anywhere in Calgary fast and convenient. Whether you're looking to stop paying rent and own your first home, searching for a low-maintenance lifestyle, or adding a solid investment property to your portfolio, this exceptional move-in-ready condo checks all the boxes. Offering modern finishes, a functional layout, outstanding natural light, direct access to green space, and an unbeatable location, this is an opportunity you won't want to miss. Book your private showing today and discover everything this wonderful Taradale home has to offer!