



## 355 Taralake Way Calgary Alberta

\$270,000

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! (id:6769)

4pc Bathroom 7.25 Ft x 4.92 Ft

Bedroom 9.08 Ft x 9.92 Ft

Dining room 13.42 Ft x 5.08 Ft

Kitchen 11.33 Ft x 8.25 Ft

Living room 13.42 Ft x 7.83 Ft

Primary Bedroom 11.17 Ft x 9.83 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.robcampbellrealtygroup.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca