

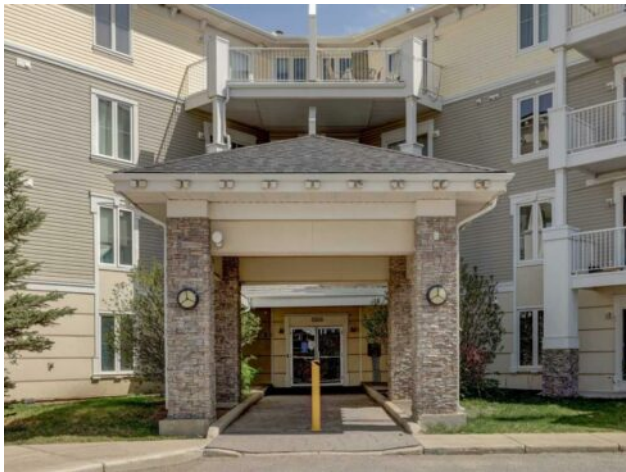


GRASSROOTS
REALTY GROUP

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**2321, 1140 Taradale Drive NE
Calgary, Alberta**

MLS # A2221481



\$310,000

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	989 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 685
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: Wardrobe in Primary closet, Mirror in Foyer

VERY LARGE CORNER UNIT! ALL UTILITIES INCLUDED. This is the one you've been waiting for! This standout 3rd floor corner unit has it all. A wrap-around balcony, and a bright, spacious layout that sets it apart. With 2 generous bedrooms, 2 full bathrooms, and a versatile den, this home offers space, style, and flexibility for modern living. Soaked in natural light, the open concept design flows beautifully, while the wrap-around balcony provides the perfect spot to relax and take in the panoramic views. Inside, you'll find a clean, contemporary space that's been fully renovated and METICULOUSLY MAINTAINED, just move in and enjoy. Tucked in a well managed building near a tranquil lake, this home also features HEATED TITLED UNDERGROUND PARKING and in-suite laundry for ultimate convenience. Stylish, spacious, and in an unbeatable location. Only minutes to Genesis Recreation Centre. This is condo living at its finest. Don't miss your chance to own one of the best units in the COMPLEX!