



GRASSROOTS
REALTY GROUP

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1122, 1140 Taradale Drive NE
Calgary, Alberta

MLS # A2239380



\$289,999

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	879 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 564
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2 d86
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: N/A

****CORNER/END UNIT on MAIN FLOOR at PRIME LOCATION**.** This unit is having * 2 BEDROOMS* & * 2 FULL BATHS*. Each bedroom has * 2 CLOSETS*. Master bedroom has *4-piece ensuite bathroom*. Designated *IN-SUITE LAUNDRY* space-a breeze! Modern & functional kitchen with ample cabinets leads to living/dinning area. An inviting good sized living room layout with patio door stepping out to assigned parking stall right in front for everyday convenience & ease -also serves as a **Separate Private Entrance/Exit** to unit & to enjoy outdoors. Main entrance leads to hallway & easy access to stairwell & exit door. **Extra storage unit** with good capacity right on main floor as shown in photo. Condo fee includes all utilities. Apartment amenities include **bicycle storage & free of cost main floor party/recreational room** for 20 people(need booking in advance).Walking distance to shopping plaza, neighborhood park, medical clinics, gas station, LRT/public transportation, schools & much more-making it an ideal place waiting for you to step into! ** Great home & investment property**