



GRASSROOTS
REALTY GROUP

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**1404, 1140 Taradale Drive NE
Calgary, Alberta**

MLS # A2245184



\$274,900

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	805 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 530
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d86
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

****WATCH VIDEO**** TOP FLOOR UNIT! ALL UTILITIES & TWO PARKING STALLS INCLUDED! WELL LOCATED: steps from Tim Horton's 80 Ave Plaza & Pond, walking distance to Saddletowne Circle (Train Station, bus stop, stores, restaurants, medical & dental, banks, & more), Public Elementary School, Middle School, Catholic School, & Genesis Recreation Centre. This is the one you've been waiting for! With 2 generous bedrooms, 2 full bathrooms, and open living room, this home offers space, style, and flexibility for modern living. Soaked in natural light, the open concept design flows beautifully, while the top floor balcony provides the perfect spot to relax and take in the panoramic views. Inside, you'll find a clean, contemporary space that has renovated kitchen countertops (quartz), and METICULOUSLY MAINTAINED, just move in and enjoy. Also, the unit is flooded with natural light being South-facing. Tucked in a well managed building near a tranquil lake/pond, this home also features in-suite laundry for ultimate convenience. Stylish, spacious, and in an unbeatable location. This is condo living at its finest. Don't miss your chance to own one of the best units in the complex, CALL TODAY!