



GRASSROOTS
REALTY GROUP

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**1319, 1140 Taradale Drive NE
Calgary, Alberta**

MLS # A2260919



\$259,800

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	882 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric
Floors:	Vinyl Plank
Roof:	Asphalt
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	-
Features:	See Remarks, Storage, Vinyl Windows

Water:	Public
Sewer:	Public Sewer
Condo Fee:	\$ 581
LLD:	-
Zoning:	M-2 d86
Utilities:	Electricity

Inclusions: -

Spacious & Renovated 2 Bedroom, 2 Bathroom Condo! Step into this beautifully updated spacious unit featuring new flooring throughout, a modern kitchen with sleek quartz countertops, and a bright east-facing balcony perfect for enjoying the morning sun. With two spacious bedrooms and two full bathrooms, this home offers comfort and functionality. Conveniently located close to schools, public transit, and everyday amenities — ideal for families, first-time buyers, or investors!