



**GRASSROOTS**  
REALTY GROUP

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1422, 1400 Taradale Drive NE  
Calgary, Alberta

MLS # A2262306



**\$275,000**

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	883 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Tile, Vinyl Plank

Roof: -

Basement: -

Exterior: Stone, Vinyl Siding

Foundation: -

Features: Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 564

LLD: -

Zoning: M-2 d86

Utilities: -

Inclusions: N/A

Imagine coming home to this bright and spacious 2-bed, 2-bath corner unit, simply unpack and enjoy. Priced to impress at \$275,000, this home features a large living room, a sleek new kitchen with a breakfast bar, and elegant custom window coverings. The primary suite is a peaceful retreat with its own 4-piece en-suite. Best of all, your monthly budget is simplified with all utilities included in the condo fee—one less thing to worry about! Located on the top floor with a lovely balcony view, assigned parking, and incredible access to transit and shops, this is the perfect place to start your next chapter.