



**GRASSROOTS**  
REALTY GROUP

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1413, 1140 Taradale Drive NE  
Calgary, Alberta

MLS # A2263152



**\$259,000**

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	877 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:	-	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2d86
Foundation:	-	Utilities:	Electricity Paid For, Heating Paid For, Water Paid For
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Top Floor unit with all utilities included! This bright 2 Bedroom, 2 bathroom home offers incredible value with all utilities covered plus 2 parking stalls! Enjoy the open Floorplan with an east facing balcony, perfect for morning sun and the convenience of in-suite laundry! The primary bedroom features a large walk-through closet leading to a private 4pc ensuite, the second bedroom is ideal for guests, roommates or a home office. The open living, dining and kitchen area creates a comfortable space to relax or entertain. Located close to shopping, restaurants and other amenities, this top floor unit is a great place to call home! Book a showing today!