



GRASSROOTS
REALTY GROUP

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**1116, 1140 Taradale Drive NE
Calgary, Alberta**

MLS # A2263462



\$264,900

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	878 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d86
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Walk-In Closet(s)		

Inclusions: N/A

This bright and spacious 877 sq.ft. condo offers a comfortable and functional layout with two generously-sized bedrooms and two full bathrooms. The master suite includes a walk-in closet for added convenience and storage. A large, open living area is perfect for relaxation and entertaining, with a patio door leading to a sunny south-facing patio, ideal for enjoying outdoor moments. The unit also features a spacious laundry room, offering extra room for storage or flexibility for additional needs. The condo fees cover utilities, providing hassle-free living, while the building is professionally managed, ensuring everything is well-maintained. Additional perks include assigned parking and a prime location near the C-train station, schools, shopping, parks, and easy access to Stoney Trail. This well-located, low-maintenance home is ideal for those seeking both convenience and comfort.