



**2409, 1140 Taradale Drive NE
Calgary, Alberta**

MLS # A2283739



\$219,900

Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	786 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 547
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d86
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan		

Inclusions: N/A

Price Reduced — Top-Floor Condo with Sunny South Exposure and Mountain Views This top-floor, south-facing condo blends smart design with everyday comfort — an ideal fit for first-time buyers or investors seeking dependable value. Inside, an open-concept layout create a bright, airy atmosphere that feels larger than its footprint. The floor plan is thoughtfully designed for flow and flexibility — easy to furnish, easy to live in, and easy to rent. The spacious primary bedroom easily accommodates a king bed and a cozy reading nook, with a walk-through closet leading directly to the in-suite laundry. A versatile den offers options for a home office, guest space, or second bedroom — a feature that significantly enhances both functionality and rental appeal. Step outside to an oversized balcony, perfect for morning coffee, evening sunsets, or simply taking in the mountain views on clear Calgary days. Additional perks include secure underground parking, all-inclusive condo fees covering heat, water, and electricity, and a convenient location near schools, shopping, and transit — making it a great choice for commuters, students, or anyone looking for urban ease without downtown bustle. A turnkey option offering comfort, value, and peace of mind — act fast before it’s gone. Call your favourite REALTOR® today to book a private showing.