



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2283739**



**\$229,900**

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

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

**Inclusions:** N/A

This top-floor, south-facing unit is a smart opportunity for first-time buyers and investors alike. Featuring high ceilings and a bright, open-concept layout, the space feels airy and welcoming while offering an efficient floor plan that's easy to furnish and easy to rent. The large primary bedroom provides ample room for a king-sized bed plus a reading chair or sitting area, with a walk in closet that leads you straight to your in unit laundry space! While the versatile den can function as a second bedroom, home office, or guest space, adding flexibility and strong rental appeal. Enjoy outdoor living on the oversized balcony, with mountain views on clear days, a rare bonus that tenants and owners both appreciate. Practical features include an underground parking spot and a location close to schools, shopping, and transit, making this an attractive option for commuters, students, and families. Even better, the all-inclusive condo fees cover water, heat, and electricity, offering predictable monthly expenses and excellent value. Whether you're looking for an affordable first home or a low-maintenance investment with solid fundamentals, this unit checks all the right boxes. Call your favourite realtor to view today!