



1214, 1140 Taradale Drive NE
Calgary, Alberta

MLS # A2145367



\$295,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Taradale | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 883 sq.ft. | Age: | 2007 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|---------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 581 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stone, Vinyl Siding, Wood Frame | Zoning: | M-2 d86 |
| Foundation: | - | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: N/A

Welcome to this meticulously maintained 2-bed, 2-bath condo in a prime location. The open-concept layout features durable laminate flooring throughout. The spacious living area flows seamlessly into the dining area and modern kitchen with sleek white cabinets and a convenient breakfast bar. The living room separates the 2 bedrooms, a great size with patio doors out to the balcony. Both bedrooms offer privacy and comfort. The primary bedroom has generous closet space and an ensuite bathroom, while the second bedroom has ample storage and easy access to a full bath. In-unit laundry adds convenience to your day. Located near essential amenities—gas station, Tim Hortons, restaurants and shops, this condo offers easy, convenient living. Easy access to main roadways to get you around the city. Condo fees cover water, electricity, and heat for a hassle-free lifestyle. This condo's comfort, convenience, and community living are ideal for young professionals, small families, downsizers or investors—it could be your perfect new home. Schedule a viewing today!