



**1414, 1140 Taradale Drive NE  
Calgary, Alberta**

**MLS # A2146703**



**\$299,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	886 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 581
<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>	Closet Organizers, Walk-In Closet(s)		

**Inclusions:** N/A

Great opportunity for a first time home buyer or investor. A beautiful TOP FLOOR, 2 bedroom, 2 bathroom condo with 2 parking spaces in the desirable and well established community of Taradale. The formal entrance leads to an open floor plan where you will find the well appointed kitchen with lots of cupboard space. The breakfast bar looks over the living room and sliding doors bring in lots of natural light and lead to the private deck. The primary bedroom features a walk through closet to a 4pc ensuite. Another spacious bedroom, 4pc bathroom and in suite laundry complete the space. This unit comes with additional storage locker and 2 outdoor parking stalls. Close to to Schools, Restaurants, Shopping and minutes away from SaddleTown LRT & Genesis Centre. Don't miss this opportunity, call for your viewing today!