



**1204, 1140 Taradale Drive NE
Calgary, Alberta**

MLS # A2147188

\$300,000



Division:	Taradale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	817 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 530
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d86
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

INVESTORS AND FIRST TIME HOME BUYERS ALERT!! Introducing a fantastic opportunity to own a newly renovated 2nd floor 2 BED/2 BATH unit in the highly sought-after community of Taradale. Recent upgrades include - Fresh paint, New vinyl plank flooring, New quartz countertops throughout the unit. The apartment features 9' ceilings, the kitchen offers a functional layout, while the spacious family room provides access to your own private balcony, perfect for enjoying evening barbecues. The primary bedroom with walk-through closet and 4-piece ensuite is nicely separated from the second bedroom, ensuring optimal privacy. The second bedroom is of great size and conveniently located near the main 4-piece bathroom. In-suite laundry adds to the convenience. CONDO FEES INCLUDES ALL UTILITIES. The building is conveniently situated close to public transportation, grocery stores, restaurants, schools, parks, and shopping options. Book your showing today!