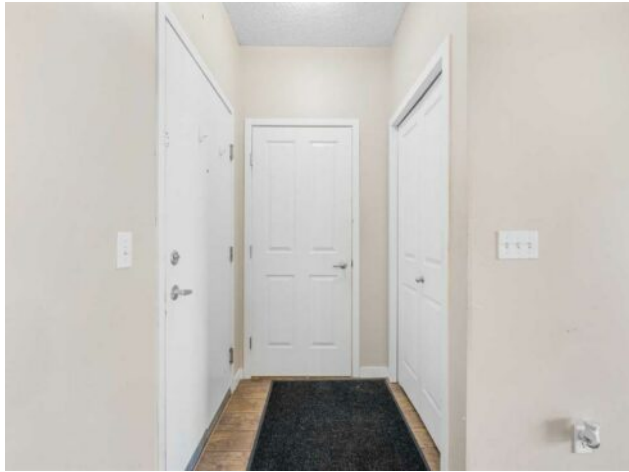




**2306, 1140 Taradale Drive NE
Calgary, Alberta**

MLS # A2166727



\$299,999

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Taradale | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 815 sq.ft. | Age: | 2007 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Off Street, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|---------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 572 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-2 d86 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Elevator, Walk-In Closet(s) | | |

Inclusions: None

Welcome to Taralake Place! This bright and spacious suite has lots of natural light and a good floorplan with the bedrooms separated by the living room - ideal for roommates! The living room provides access to your large balcony, the kitchen has plenty of cabinets, counterspace and a raised breakfast bar and there is lots of space for your dining room table. The primary bedroom with walk-through closet and 3 piece ensuite, a good sized 2nd bedroom, the main bath and in suite laundry complete this unit. Also included is a titled parking stall in the heated, underground parkade, an assigned surface parking stall and an assigned storage locker on the same level as the condo in front of the Main door which is a big feature. CONDO FEES INCLUDE ALL UTILITIES! Located across the street from Taralake Park and a few minutes to shopping, school and transit.