



**1315, 1140 Taradale Drive NE  
Calgary, Alberta**

**MLS # A2171540**



**\$320,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	888 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, Linoleum	<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
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

Welcome to Taralake Place! This bright and spacious 2-bedroom, 2-bathroom suite features a well-designed layout with bedrooms separated by the living area&mdash;perfect for a starter family. The open-concept living room offers access to a large east-facing balcony, while the kitchen boasts ample cabinets, counter space, and modern appliances. The primary bedroom includes a walk-through closet and a 4-piece ensuite, with the second bedroom conveniently located near the 4-piece main bath. Additional features include in-suite laundry, one titled parking stall, and condo fees that cover ALL UTILITIES including electricity and insurance. . Located across from Taralake Park and just minutes from shopping, schools, and transit, this secure complex also offers easy access to major roads and visitor parking. This unit is a fantastic opportunity for investors and first-time buyers. Don&rsquo;t miss your chance. BOOK YOUR SHOWING TODAY!!