



**1310, 1140 Taradale Drive NE  
Calgary, Alberta**

**MLS # A2175882**



**\$289,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	879 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot, Front Yard, Low Maintenance Landscape, Landscaped, Treed, Views		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 581
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage		

**Inclusions:** N/A

HOME SWEET HOME! Welcome to this terrific THIRD FLOOR condo situated in the sought-after NE Calgary community of Taradale offering 2 bedrooms, 2 bathrooms, a contemporary open concept layout boasting 878+ SQFT of living space, in-suite laundry, 1 ASSIGNED parking stall, a storage locker and ALL UTILITIES INCLUDED! This is a great opportunity for investors and first time home buyers alike. Once you walk in you will be amazed by how bright and spacious the unit is. The magnificently modern kitchen contains lots of storage space and counter space, a peninsula island with an eating bar and all black appliances. Additional features include the spacious living room drenched in natural sunlight with access to the large balcony to enjoy your stunning views, master retreat with a wonderful 4 piece ensuite bathroom and a walk-through closet perfect for all your needs, additional generous sized bedroom and an elegant 4 piece bathroom. An in-suite laundry room with ample storage space completes this unit. This well-maintained building includes one assigned parking stall, storage locker and visitor parking. Close to all desirable amenities in the area including shopping, schools, parks, public transportation, major roadways and more. You do not want to miss out on this opportunity, book your private viewing of this GEM today!